

APPRAISAL REPORT
of
SAN FRANCISCO
REDEVELOPMENT AREA A-2
WESTERN ADDITION

VOLUME 9

PREPARED BY:

MAURY HOLMES



BLOCK 772

	NAME	LAND	IMPS	TOTAL
-1,-2A	Lillian R. Roberts	\$ 30,500	\$ 22,500	\$ 53,000
-2	Grandvel A. Jackson	6,000	7,000	13,000
-2B	L.T. Allen	14,500	12,000	26,500
-3	Curthburth L. Gaines	12,500	13,500	26,000
-3A	Donald H. Fricke	12,500	11,500	24,000
-3B	Sing Lum	18,500	31,500	50,000
-4	Anna T. McCarthy	13,250	8,750	22,000
-5	Paterno Bautista	15,500	13,000	28,500
-6	George W. Spores	13,250	11,750	25,000
-10	Cal Pac Title Co.	85,000	57,000	142,000
-12	Therese Dinnen	16,500	21,000	37,500
-13	Daniel I. Chadbourne	33,000	36,000	69,000
-15	Del-Camp Inv. Co.	16,500	13,500	30,000
-16	Concepcion Aranda	16,500	10,500	27,000
-17	Benjamin Fireman	16,500	10,000	26,500
-18	Sallie Irving	16,500	5,500	22,000
-19	Heineman & Stern	<u>79,000</u>	<u>146,000</u>	<u>225,000</u>
		\$416,000	\$431,000	\$847,000



APPRAISAL

64-1

OWNER: Lillian R. Roberts
 PROPERTY ADDRESS: 1101-07 Golden Gate (1)
 1119-23 Golden Gate (2A)
 OWNER'S ADDRESS: 1105 Golden Gate

PARCEL NO. 772-1,-2A
 DATE ACQ: 10-15-57

IRS: \$1.10
 CONSID: N.S.

ZONING: R-4 PRESENT USE: Stores & rms. BEST USE: Apts.

ASSESSED VALUE: Land \$ 5,400.00
 Imps. 8,350.00
 \$ 13,750.00

TAXES: \$ 1,142.62

LAND: DIMENSION 82.5 x 76.5 + 19 x 20.375 s.f.

6,700+

IMPROVEMENTS: Condition

Poor 698

Effective Age 70

(1) Corner - 3 st. fr. bldg. with 6 small stores on street and 43 single rms. upstairs. Some rms. are combined to form larger units. There are 3 toilets and 2 baths on ea. of the 2nd & 3rd flrs. 2 forced air furn.
 (2A) Inside - 3 st. fr. bldg. containing 24 rms. used as 9 hsekpg. units, 6-2 rm. and 1-3 rm. units.

SUMMATION APPROACH:

Rounded to

Land 6,700 s.f. @ \$4.55+ \$ 30,500

Improvements

Corner 13,085 s.f. @ \$1.00 \$13,085

Inside 5,142 s.f. @ 1.50 7,713

20,798

51,298

\$51,300

MARKET COMPARISON:

Sales Most Comparable 769-6; 771-14

6,700 s.f. @ \$ 8.00

\$

53,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
2 stores	17.50	25	50
1 store	50.00		50
3 stores	Vacant	35	105
16 units (gross)	1,420	6 flats 50	300
16 units (gross)	478	5 flats 50	250
			755 x 70 =
			52,850
			52,900

LAND

IMPROVEMENTS

\$

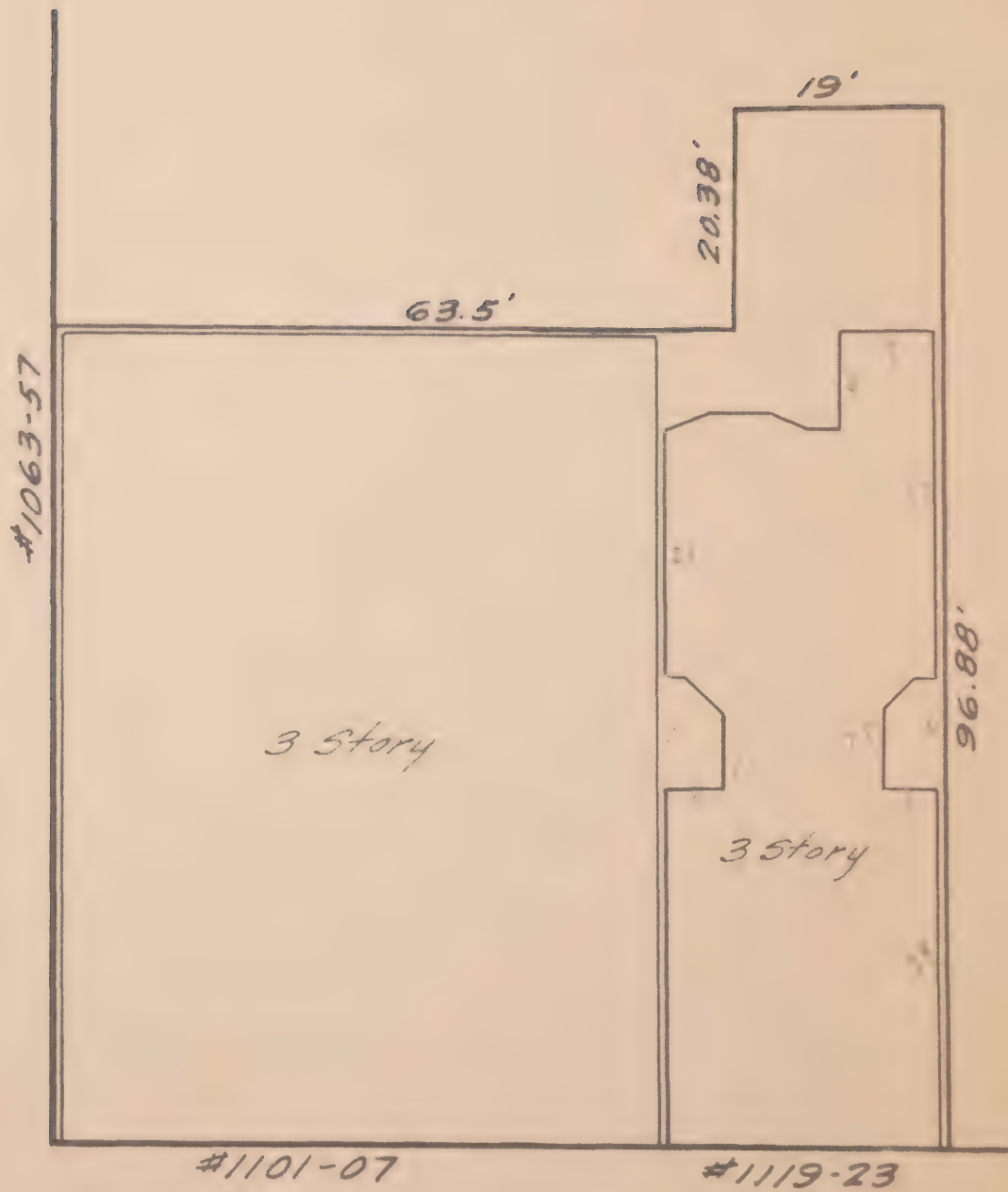
30,500

22,500

MARKET VALUE OF PROPERTY \$

53,000

BUCHANAN STREET



GOLDEN GATE AVENUE



APPRAISAL

54-10

OWNER: Grandvel A. Jackson et ux
PROPERTY ADDRESS: 1031 Buchanan

PARCEL NO. 772-2
DATE ACQ: 2-13-46

OWNER'S ADDRESS: 1959 Hayes

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 830.00
Imps. 1,250.00
\$ 2,080.00

TAXES: \$ 172.84

LAND: DIMENSION 20.38 x 63.5 = 1,294 s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 +

A high bsmt. fr. and stucco bldg. with garages and stg. in bsmt. and 2-4 rm. flats on upper flrs.

SUMMATION APPROACH:

Rounded to

Land	1,294 s.f. @ \$4.64±	\$ 6,000	
Improvements			
Main	1,722 s.f. @ \$3.00	\$5,166	
Garages	861 s.f. @ \$1.00	861	
			6,027
			12,027
			\$12,000

MARKET COMPARISON:

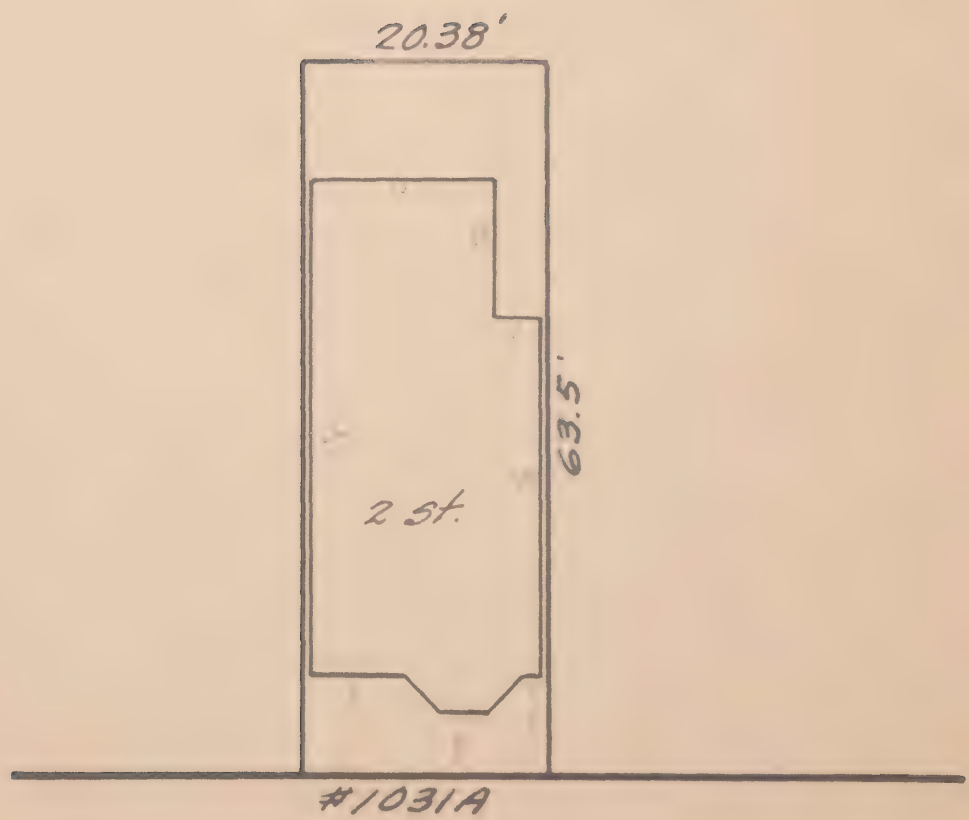
Sales Most Comparable	738-12A; 743-6A; 782-4C		
	1,294 s.f. @ \$ 10.25	\$ 13,264	13,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
2 garages	10		20
1-4 rm.	55		60
1-4 rm.	60		65
			145 x 90 =
			13,050
			13,100

LAND	\$ 6,000
IMPROVEMENTS	7,000
	<hr/>

MARKET VALUE OF PROPERTY \$ 13,000



BUCHANAN STREET



APPRAISAL

64-9

OWNER: L. T. Allen
PROPERTY ADDRESS: 1027-29 Buchanan

PARCEL NO. 772-2B
DATE ACQ: Prior to 1950

OWNER'S ADDRESS: 1029 Buchanan

ZONING: R-4

PRESENT USE: Apts.

IRS: -
CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 1,890.00
Imps. 2,500.00
\$ 4,390.00

TAXES: \$ 364.80

LAND: DIMENSION 40.63 x 82.5 = 3,352 s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±

A high bsmt. fr. and stucco bldg. with garages in bsmt., 2-3 rms. on 1st flr. and 2-4 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	3,352 s.f. @ \$4.33±	\$ 14,500	
Improvements			
Main	3,364 s.f. @ \$3.00	\$10,092	
Garages	1,682 s.f. @ \$1.00	1,682	
		11,774	
		26,274	\$26,300

MARKET COMPARISON:

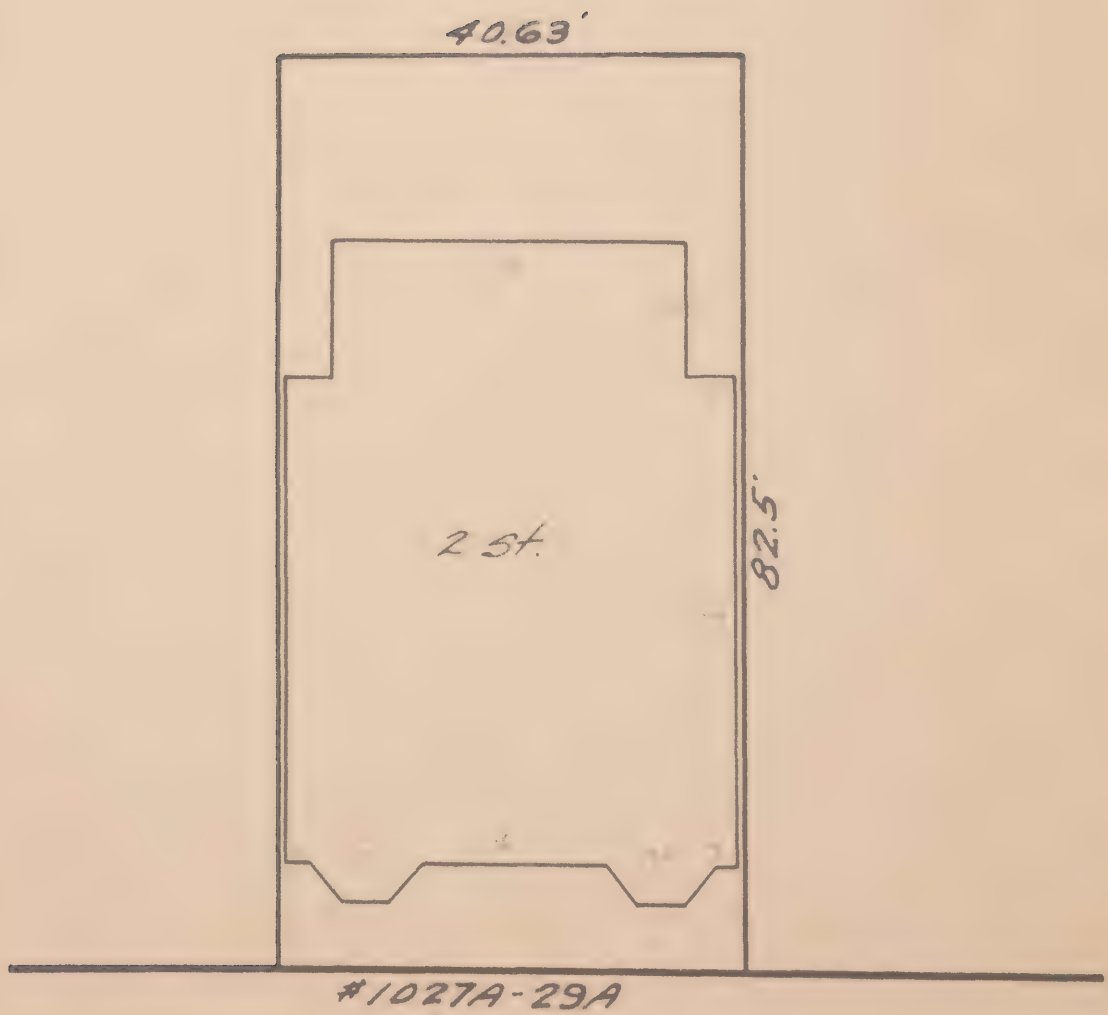
Sales Most Comparable	738-12; 748-28		
	3,352 s.f. @ \$ 8.00	\$ 26,816	26,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2 garages	10		20	
1-3 rm.	55		55	
1-3 rm.	60		60	
1-4 rm.	Owner		65	
1-4 rm.	60		65	
			265 x 100	26,500

LAND	\$ 14,500
IMPROVEMENTS	12,000

MARKET VALUE OF PROPERTY \$ 26,500



BUCHANAN STREET



APPRAISAL

64
56-18

OWNER: Curthburth L. Gaines et ux
PROPERTY ADDRESS: 1019-25 Buchanan

PARCEL NO. 772-3
DATE ACQ: 1-2-47

OWNER'S ADDRESS: 1023 Buchanan

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,760.00
Imps. 3,300.00
\$ 5,060.00

TAXES: \$ 420.48

LAND: DIMENSION 40 x 72 = 2,880

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 60 +

A 2 st. fr. bldg. with 2-5 rm. and 2-6 rm. apts. Some restoration and fair maintenance.

SUMMATION APPROACH:

Rounded to

Land	2,880 s.f. @ \$4.34+	\$ 12,500	
Improvements	5,342 s.f. @ 2.50	13,355	
		<u>25,855</u>	\$25,900

MARKET COMPARISON:

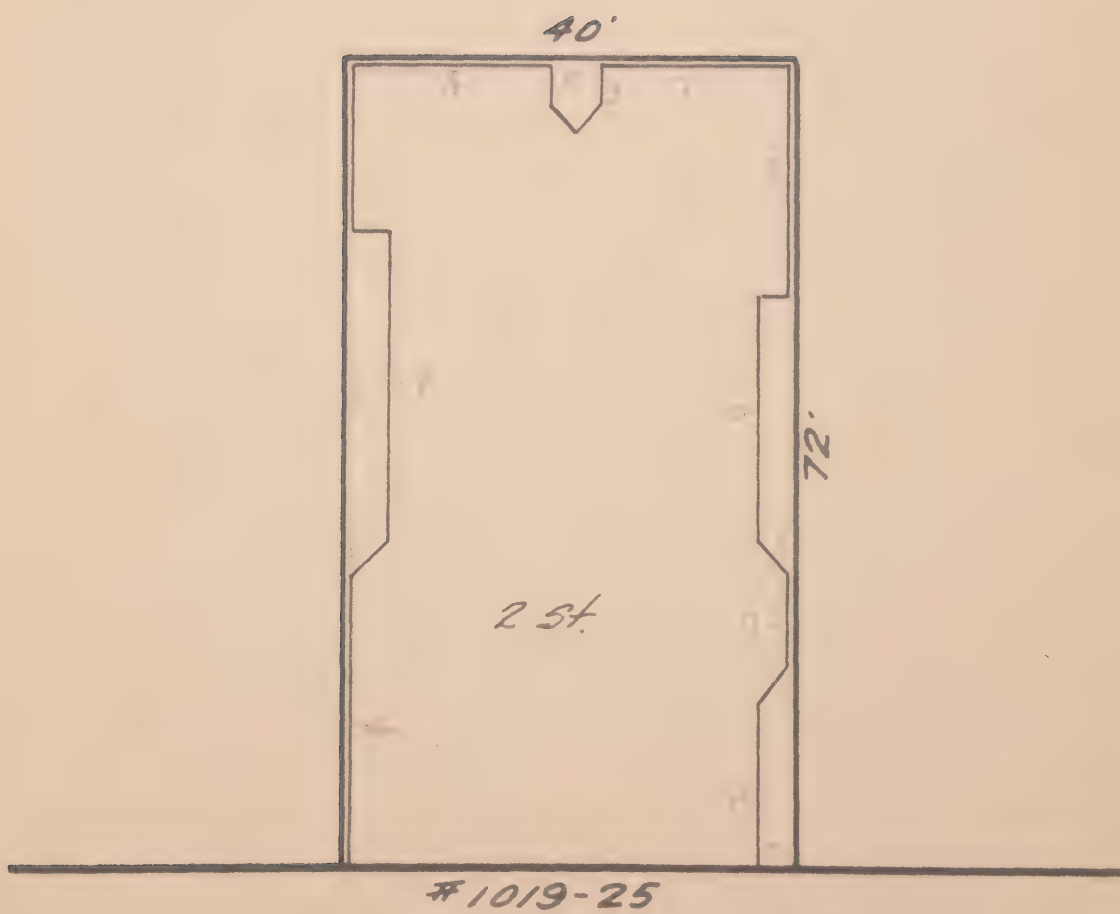
Sales Most Comparable	738-12; 748-28		
	2,880 s.f. @ \$ 9.00	\$ 25,920	25,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-5 rm.	50	60	120	
2-6 rm.	50	70	140	
			<u>260</u> x 100	26,000

LAND	\$ 12,500
IMPROVEMENTS	<u>13,500</u>

MARKET VALUE OF PROPERTY \$ 26,000



BUCHANAN STREET



APPRAISAL

64
56-17

OWNER: Donald Henry Fricke
PROPERTY ADDRESS: 1003-05 Buchanan

PARCEL NO. 772-3A
DATE ACQ: 8-21-52

OWNER'S ADDRESS: 1383 22nd Ave.

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,800.00
Imps. 1,500.00
\$ 3,300.00

TAXES: \$ 207.76

LAND: DIMENSION 40.75 x 72 = 2,934 s. f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

A high bsmt. 2 st. fr. bldg. with 2 bsmt. apts., 3 apts. on 1st flr. and on 2nd flr. 4 apts. and 2 single rms. Little restoration or maintenance.

SUMMATION APPROACH:

Rounded to

Land	2,934 s. f. @ \$4.26+	\$ 12,500	
Improvements	6,136 s. f. @ 2.00	12,272	
		<u>24,772</u>	\$24,800

MARKET COMPARISON:

Sales Most Comparable	738-12; 748-28		
2,934 s. f. @ \$	8.00	\$ 23,472	23,500

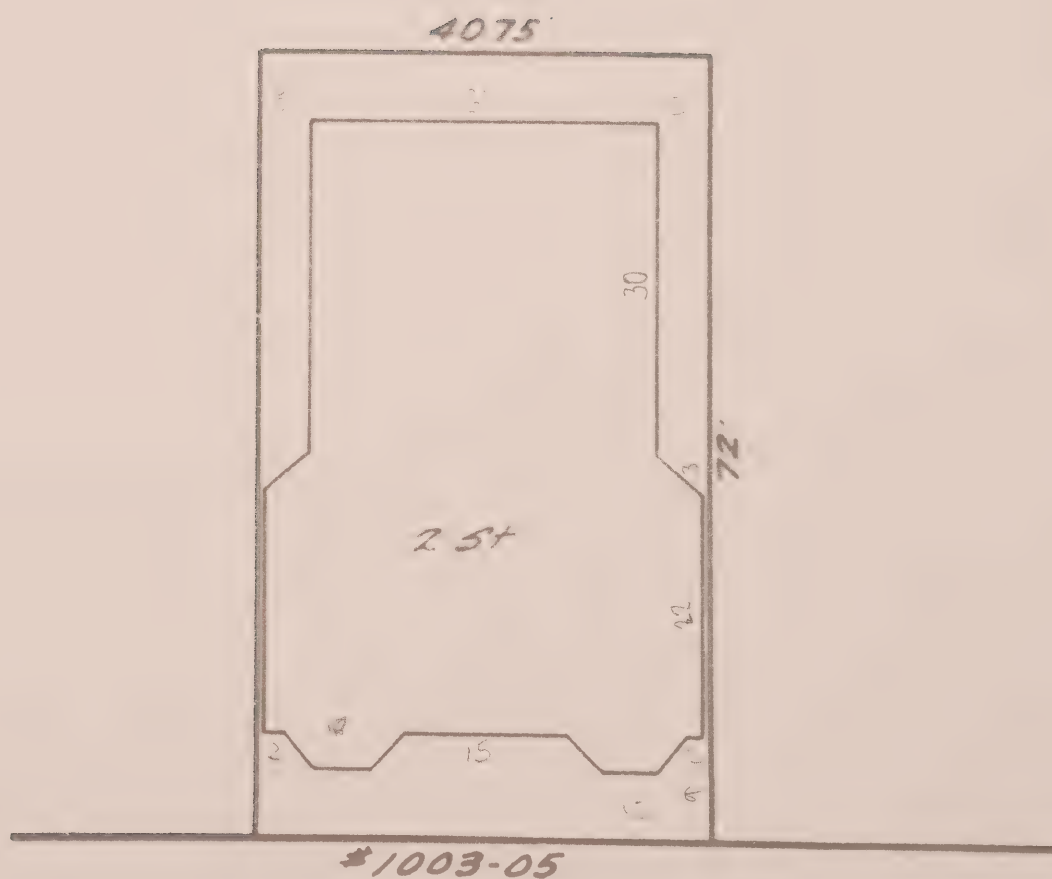
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
8-2 rm.			
1-4 rm.			
2-1 rm. (gross) 320			
Treated as 4-5 rm.		65	260 x 90
			23,400

LAND	\$ 12,500
IMPROVEMENTS	<u>11,500</u>

MARKET VALUE OF PROPERTY \$ 24,000

1003-05



BUCHANAN STREET



APPRAISAL

64
56-16

OWNER: Sing Lum et al
PROPERTY ADDRESS: 1000-16 McAllister

PARCEL NO. 772-38
DATE ACQ: 12-28-59

OWNER'S ADDRESS: 1000 McAllister

IRS: \$11.55
CONSID: N.S.

ZONING: CM

PRESENT USE: Stores & Apts. BEST USE: Same

ASSESSED VALUE: Land \$ 4,320.00
Imps. 6,750.00
\$ 11,070.00

TAXES: \$ 919.92

LAND: DIMENSION 56.75 x 72 = 4,086 s. f.

IMPROVEMENTS: Condition Poor-to-fair Effective Age 60 ±

A 3 st, fr. and stucco bldg. with partial stg. bsmt., 3 stores,
4-5 rm. and 2-6 rm. apts. Average maintenance, some restoration.

SUMMATION APPROACH:

Rounded to

Land	4,086 s.f. @ \$4.53±	\$ 18,500
Improvements	11,547 s.f. @ 2.75	31,754
		<u>50,254</u>

\$50,300

MARKET COMPARISON:

Sales Most Comparable 769-17A; 769-8A
4,086 s.f. @ \$ 12.00

\$ 49,032

49,000

INCOME APPROACH:

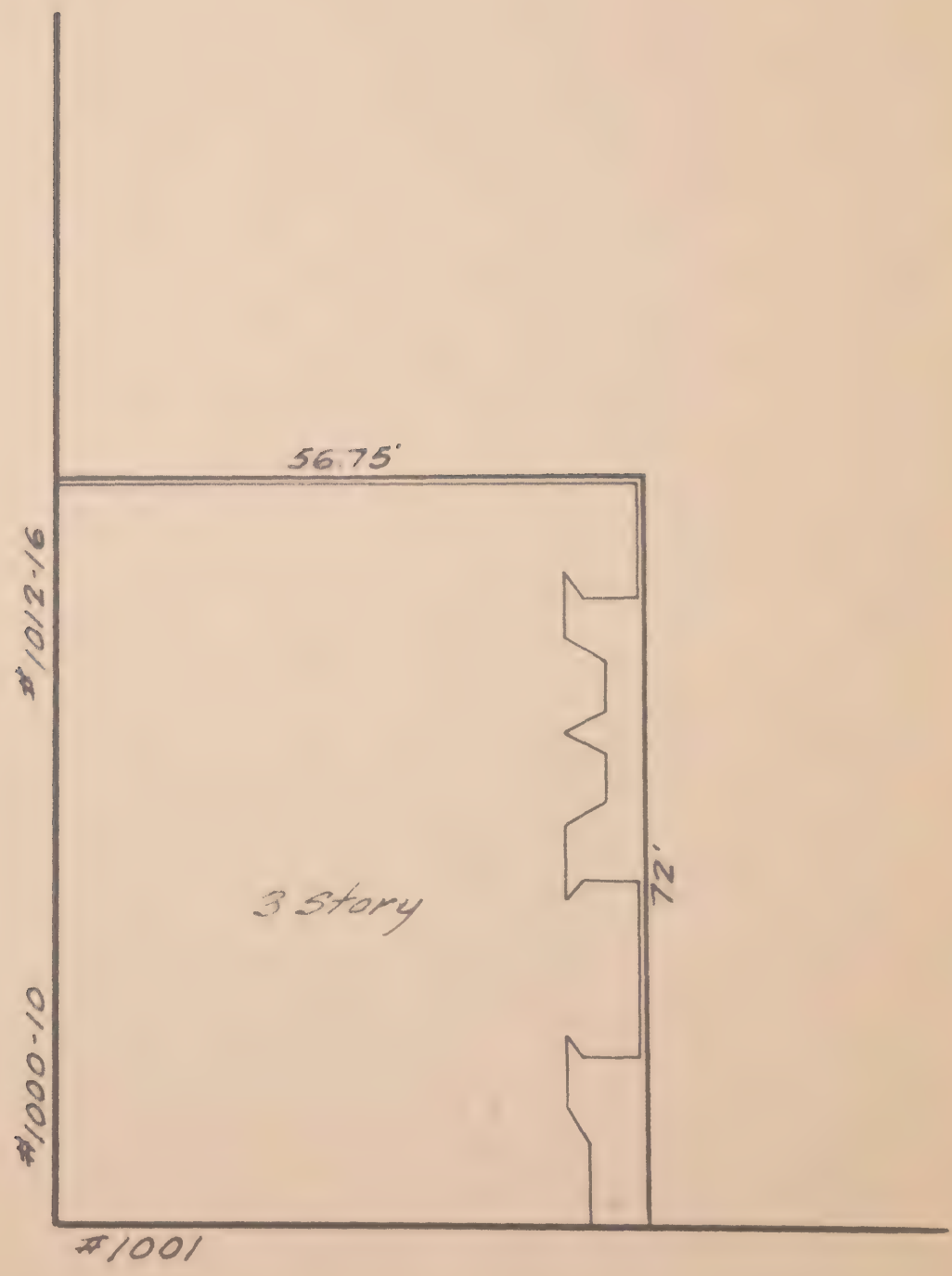
Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store (L)	90		90
Store	65		65
Store	65		65
4-5 rm.	65		260
2-6 rm.	75		150
			<u>630</u> x 80
			50,400

LAND	\$ 18,500
IMPROVEMENTS	31,500
	<u>50,000</u>

MARKET VALUE OF PROPERTY \$ 50,000

STREET

McALLISTER



BUCHANAN STREET



APPRAISAL

64
56-15

OWNER: Anna T. McCarthy
PROPERTY ADDRESS: 1018-22 McAllister

PARCEL NO. 772-4
DATE ACQ: 9-13-33

OWNER'S ADDRESS: 1022 McAllister

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,610.00
Imps. 2,500.00
\$ 4,110.00

TAXES: \$ 341.54

LAND: DIMENSION 22 x 137.5 = 3,025 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±

3 st. fr. bldg. with partial stg. bsmt. and a flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	3,025 s.f. @ \$4.38+	\$ 13,250
Improvements	4,935 s.f. @ 2.00	9,870
		<u>23,120</u>

\$23,100

MARKET COMPARISON:

Sales Most Comparable 748-29; 758-24; 772-5
3,025 s.f. @ \$ 7.00

\$ 21,175

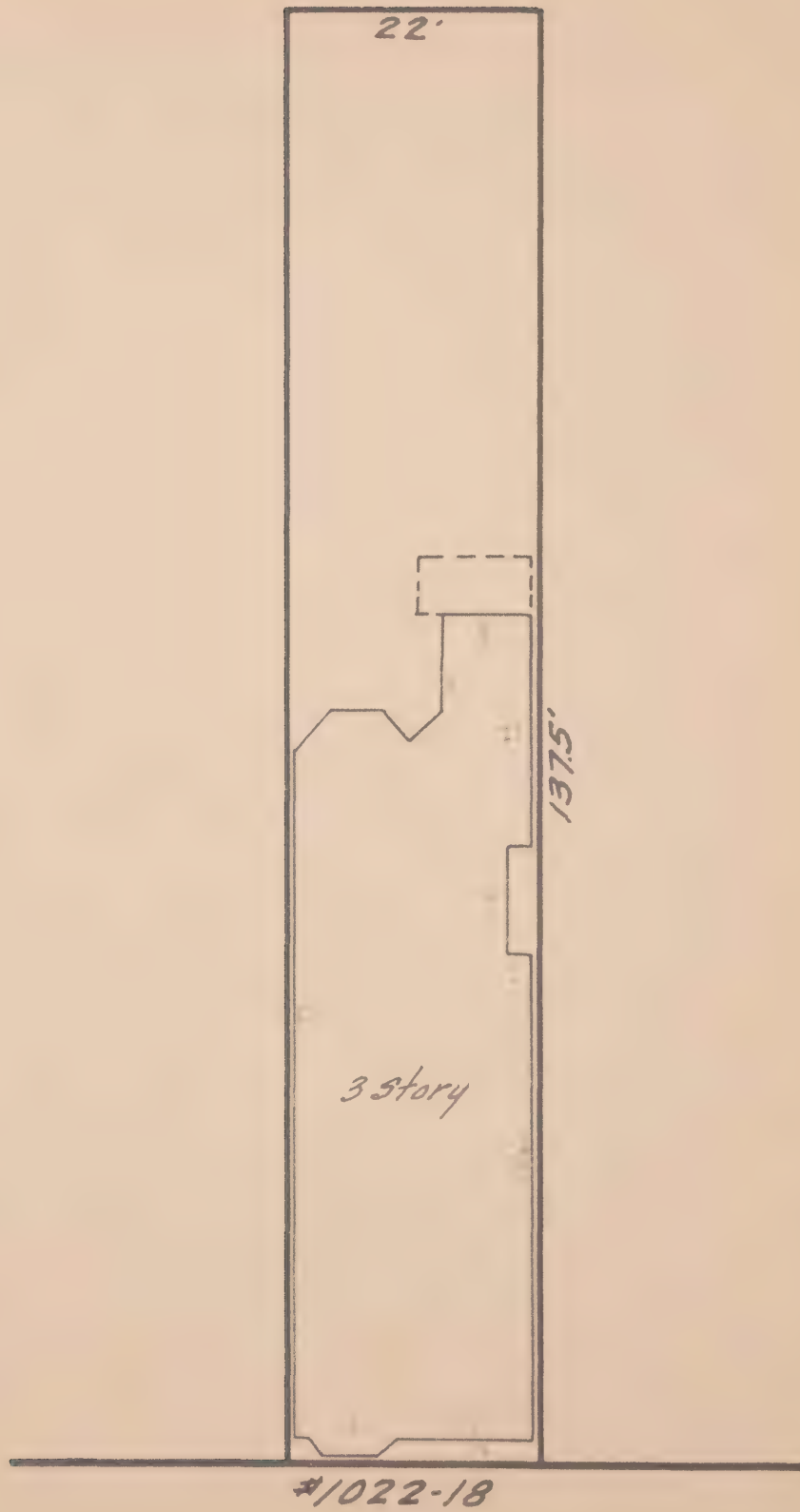
21,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-5 rm.	Owner		65
1-6 rm.	35		70
1-6 rm.	45		70
			<u>205</u>
			x 110 =
			22,550
			22,600

LAND	\$ 13,250
IMPROVEMENTS	<u>8,750</u>

MARKET VALUE OF PROPERTY \$ 22,000



McALLISTER STREET



APPRAISAL

64
56-17

OWNER: Paterno Bautista et ux
PROPERTY ADDRESS: 1024-26 McAllister

PARCEL NO. 772-5
DATE ACQ: 3-17-59

OWNER'S ADDRESS: 6007 San Pablo, Oakland

IRS: \$19.25

ZONING: CM

PRESENT USE: Store & apt.

CONSID: \$24,500
BEST USE: Same

ASSESSED VALUE: Land \$ 1,900.00
Imps. 2,950.00
\$ 4,850.00

TAXES: \$ 403.04

LAND: DIMENSION 26 x 137.5 = 3,575

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

Front - A 3 st. fr. bldg. containing a store on 1st flr., a flat on 2nd (used as a 4-rm. apt. and 2-2 rm. hsekpg. units) and a flat on 3rd flr. (used as a 4-rm. apt., 2-2 rm. and 1-3 rm. hsekpg. units)

Middle - A 2 st. fr. bldg. containing 2 flats.

Rear - A 2 st. fr. cottage of 5 rms.

SUMMATION APPROACH:

Rounded to

Land	3,575 s.f. @ \$4.33±	\$ 15,500
Improvements		
Front - 4,864 s.f. @ \$2.00	\$9,728	
Middle 950 s.f. @ 2.00	1,900	
Rear 1,323 s.f. @ 1.00	1,323	

12,951
28,451

\$28,500

MARKET COMPARISON:

Sales Most Comparable 772-5; 769-17A; 772-6
3,575 s.f. @ \$ 8.00

\$

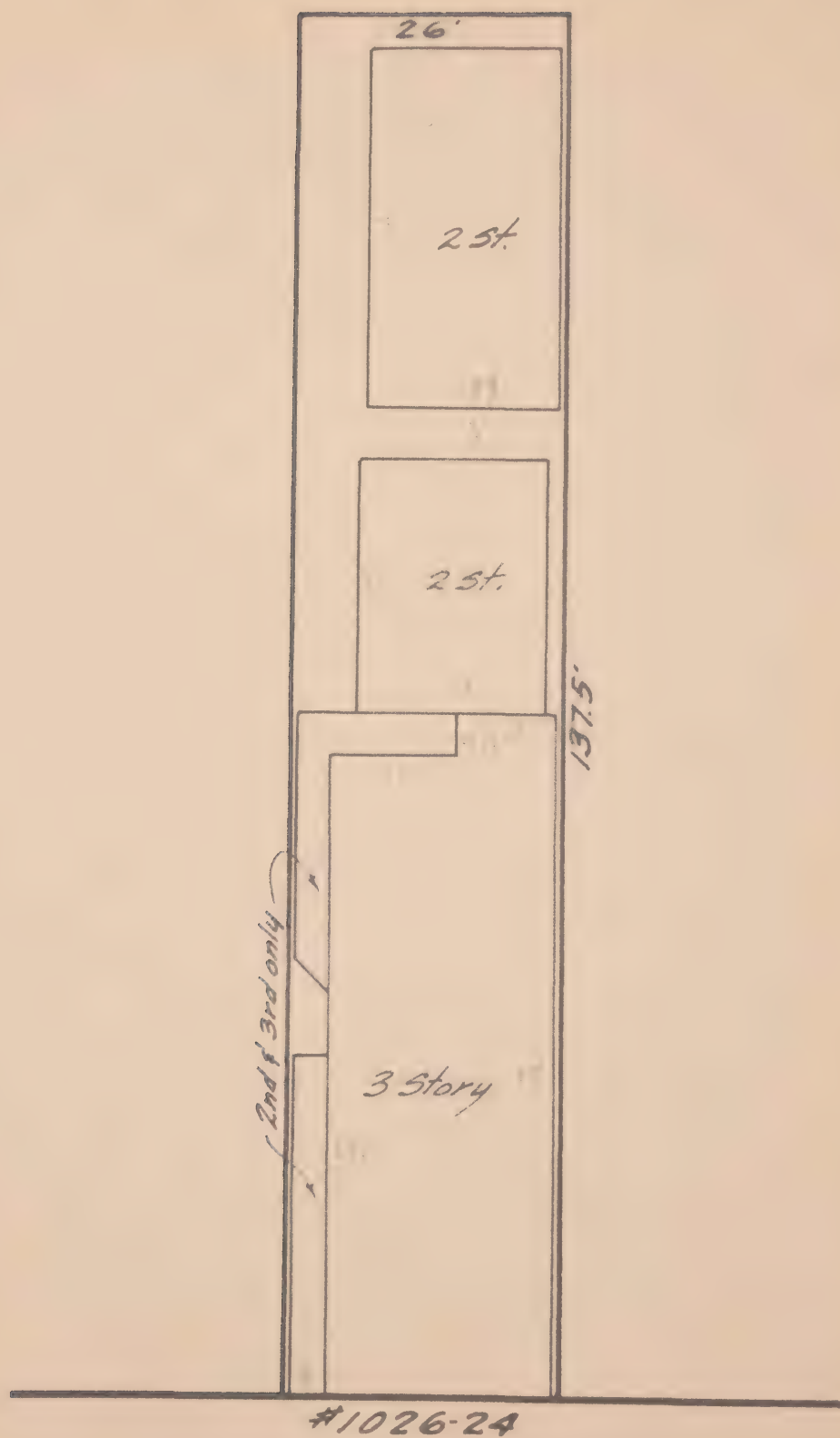
28,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store & cottage	135		135
2 flats	55	55	110
2nd-3rd Flrs. (gross)	310	2 flats 70	140
			385 x 80
			30,800

LAND	\$ 15,500
IMPROVEMENTS	13,000

MARKET VALUE OF PROPERTY \$ 28,500



MCALLISTER STREET



HOLMES 1962 CA

APPRAISAL

OWNER: George W. Spores et ux
PROPERTY ADDRESS: 1030-32 McAllister

PARCEL NO. 772-6
DATE ACQ: 4-20-61

OWNER'S ADDRESS: Unknown

ZONING: CM

PRESENT USE: Store & apts.

IRS: \$1.65
CONSID: \$24,500 Ind.
BEST USE: Same

ASSESSED VALUE: Land \$ 1,610.00
Imps. 1,750.00
\$ 3,360.00

TAXES: \$ 279.22

LAND: DIMENSION 22 x 137.5 = 3,025

IMPROVEMENTS: Condition Poor Effective Age 70
Front - A 3 st. fr. bldg. with a store and 3 rm. apt. on 1st flr.
and 7 rm. flats on 2nd and 3rd flrs.
Rear - A 2 st. fr. cottage. The front bldg. is being renovated.

SUMMATION APPROACH:

Rounded to

Land	3,025 s.f. @ \$4.38+	\$ 13,250	
Improvements			
Front	4,653 s.f. @ \$2.00	\$9,306	
Rear	760 s.f. @ 2.00	<u>1,520</u>	
		10,826	
		<u>24,076</u>	\$24,100

MARKET COMPARISON:

Sales Most Comparable	772-5; 769-17A	
	3,025 s.f. @ \$ 8.00	\$ 24,200

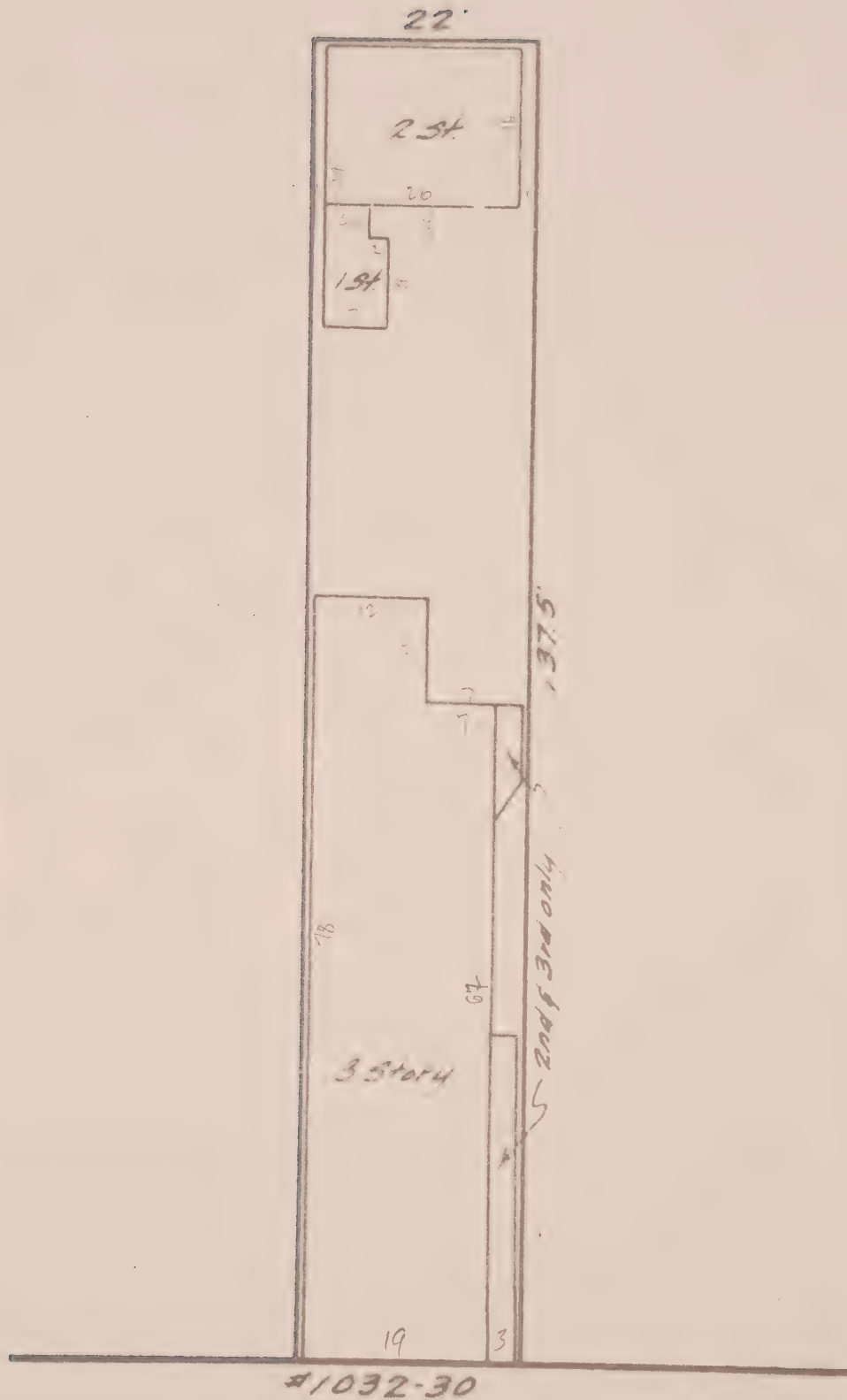
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Master Lease	275		
Store & apt.			100
2-7 rm. flats		90	180
Cottage			65
			<u>345</u> x 75 =
			25,875
			25,900

LAND	\$ 13,250
IMPROVEMENTS	<u>11,750</u>

MARKET VALUE OF PROPERTY \$ 25,000

1:20'



McALLISTER STREET



APPRAISAL

64
56-11

OWNER: Cal. Pac. Title Ins. Co.
PROPERTY ADDRESS: 1068-98 McAllister

PARCEL NO. 772-10
DATE ACQ:

OWNER'S ADDRESS: 148 Montgomery

IRS: -
CONSID: N.S.
BEST USE: Com.

ZONING: C-2

PRESENT USE: Stores & rms.

ASSESSED VALUE: Land \$ 11,030.00
Imps. 13,400.00
\$ 24,430.00

TAXES: \$ 2,030.14

LAND: DIMENSION 137.5 x 137.5 = 18,906 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

(1) A 2 st. fr. and stucco bldg. with 4 stores at street grade and a 50 rm. hotel upstairs. Some renovation, little maintenance.

(2) A 2 st. fr. warehouse.

SUMMATION APPROACH:

Rounded to

Land 18,906 s.f. @ \$4.50± \$ 85,000

Improvements

(1) 22,648 s.f. @ \$2.00 \$45,296

(2) 12,377 s.f. @ 1.00 12,377

57,673
142,673

\$142,700

MARKET COMPARISON:

Sales Most Comparable

18,906 s.f. @ \$ 7.50

\$ 141,795

141,800

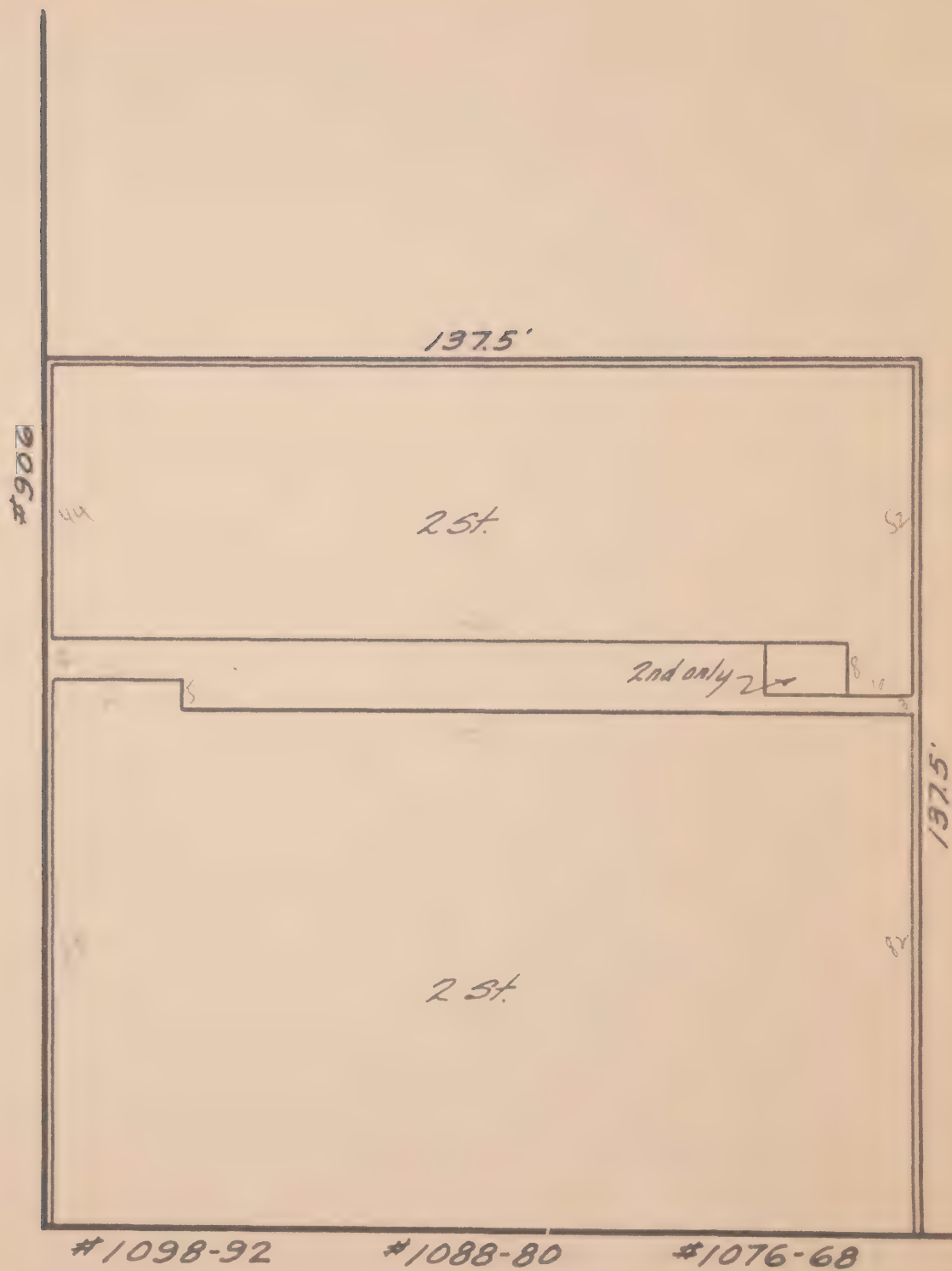
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2 stores	67.50	75	150	
1 store	57.50		65	
1 store	Owner		500	
Hotel (gross)	1,700	ML	600	
Warehouse	Owner		100	
			1,415 x 100	141,500

LAND \$ 85,000
IMPROVEMENTS 57,000

MARKET VALUE OF PROPERTY \$ 142,000

WEBSTER STREET



M^cALLISTER STREET



APPRAISAL

64
56-7

OWNER: Therese Dinneen
PROPERTY ADDRESS: 1161-63 Golden Gate

PARCEL NO. 772-12
DATE ACQ:

OWNER'S ADDRESS: 39 Priest

IRS:
CONSID: N. D.
BEST USE: Appr.

ZONING: R-4 PRESENT USE: Industrial

ASSESSED VALUE: Land \$ 1,860.00
Imps. 4,000.00
\$ 5,860.00

TAXES: \$ 486.16

LAND: DIMENSION 27.5 x 137.5 = 3,781 s. f.

IMPROVEMENTS: Condition Fair Effective Age 30 ±

A 1 st. reinforced conc. bldg. with low mezzanine. The front portion of the bldg. is partitioned for office space and shipping rooms while the back portion is used for compounding and packaging drugs. The equipment belongs to lessee and is treated as personal property.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.36+	\$ 16,500	
Improvements	3,768 s.f. @ 5.00	\$18,840	
	Spec. wiring and plumbing	2,000	
		20,840	
		37,340	\$37,300

MARKET COMPARISON:

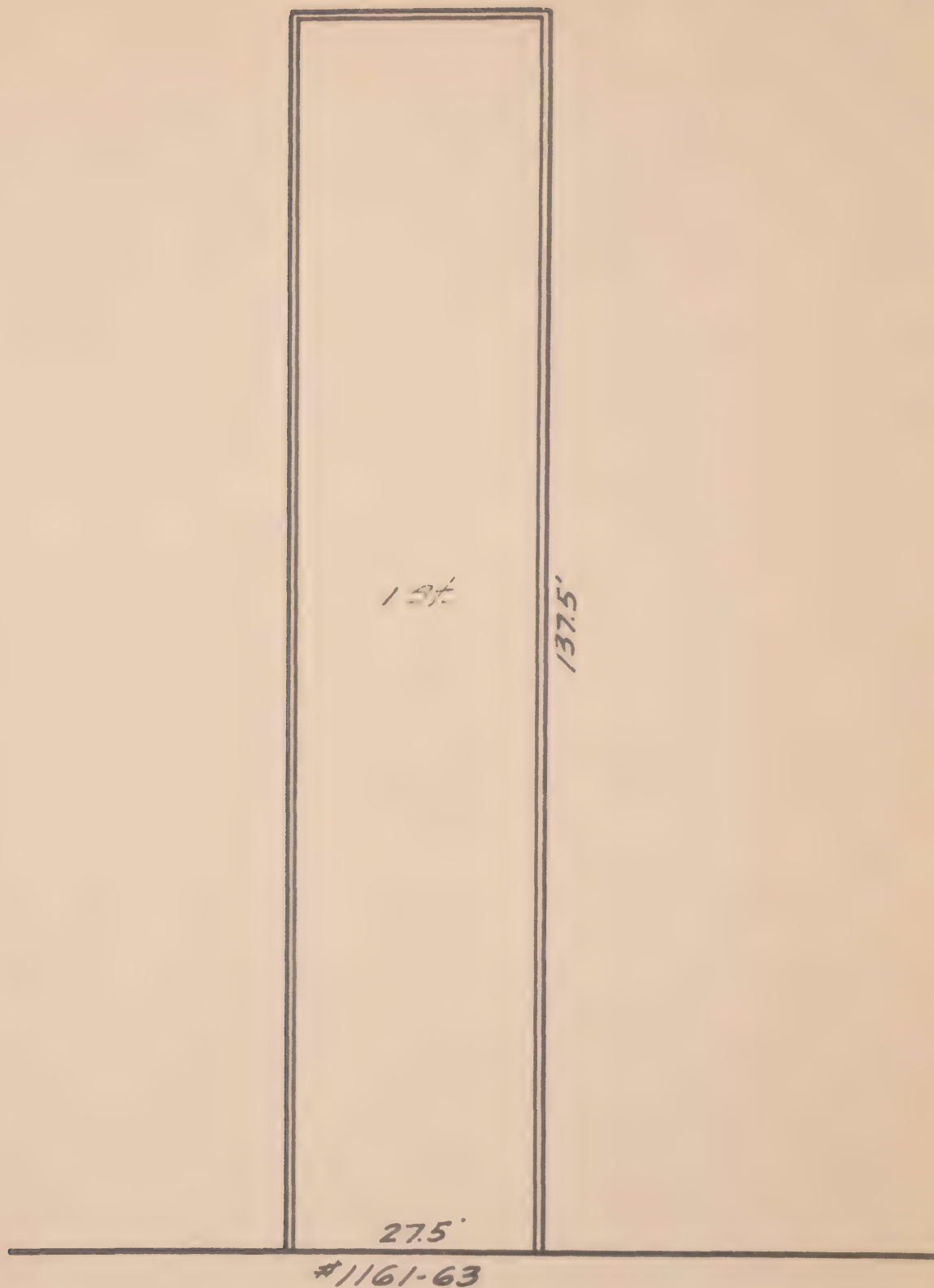
Sales Most Comparable	769-23; 762-6		
	3,781 s.f. @ \$ 10.00	\$ 37,810	37,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Entire (L) 200			300 x 120
			36,000

LAND	\$ 16,500
IMPROVEMENTS	21,000

MARKET VALUE OF PROPERTY \$ 37,500



GOLDEN GATE AVENUE



APPRAISAL

64
~~56-6~~

OWNER: Daniel I. Chadbourne et ux
PROPERTY ADDRESS: 1151 Golden Gate

PARCEL NO. 772-13
DATE ACQ: 12-13-51

OWNER'S ADDRESS: 1151 Golden Gate

IRS: -
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Industrial

ASSESSED VALUE: Land \$ 3,715.00
 Imps. 4,400.00
 \$ 8,115.00

TAXES: \$ 674.36

LAND: DIMENSION 55 x 137.5 = 7,562 s.f.

IMPROVEMENTS: Condition Good Effective Age 25 ±

A 1 and 2 st. fr. and stucco bldg. containing showroom, offices shop and storage.

SUMMATION APPROACH:

Rounded to

Land	7,562 s.f. @ \$4.36+	\$ 33,000	
Improvements	8,878 s.f. @ 4.00	35,512	
		<u>68,512</u>	\$68,500

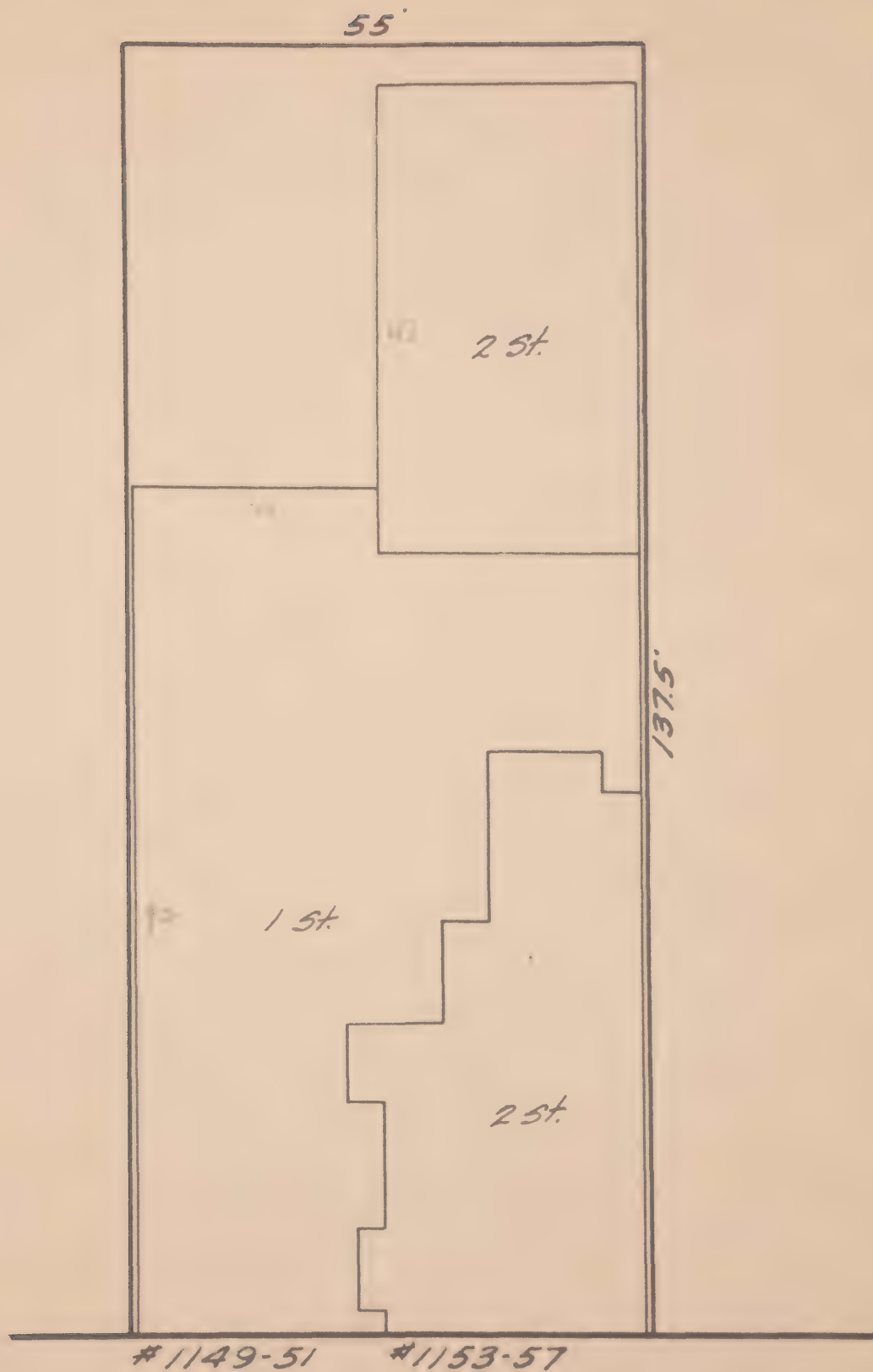
MARKET COMPARISON:

Sales Most Comparable 666-26, -27; 666-6A
7,562 s.f. @ \$ 9.00 \$ 68,058 68,100

INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>	
	\$	\$	\$	
Owner			650 x 110	71,500

LAND	\$ 33,000
IMPROVEMENTS	36,000
	<u>69,000</u>
MARKET VALUE OF PROPERTY	\$ 69,000



GOLDEN GATE AVENUE



APPRAISAL

64
56-5

OWNER: Del-Camp Inv. Inc.
PROPERTY ADDRESS: 1143-47 Golden Gate

PARCEL NO. 772-15
DATE ACQ: 4-26-56

OWNER'S ADDRESS: Unknown

IRS: \$19.80
CONSID: N.S.
BEST USE: Apt.

ZONING: R-4 PRESENT USE: Shop & rooms

ASSESSED VALUE: Land \$ 1,860.00
Imps. 900.00
\$ 2,760.00

TAXES: \$ 229.36

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 60 ±

A 3 st. fr. bldg. with offices and shop on main flr. and 9 hsekpg. units on 2nd and 3rd flrs. There is 1 bath on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.36+	\$ 16,500	
Improvements	6,795 s.f. @ 2.00	13,590	
		<u>30,090</u>	\$30,100

MARKET COMPARISON:

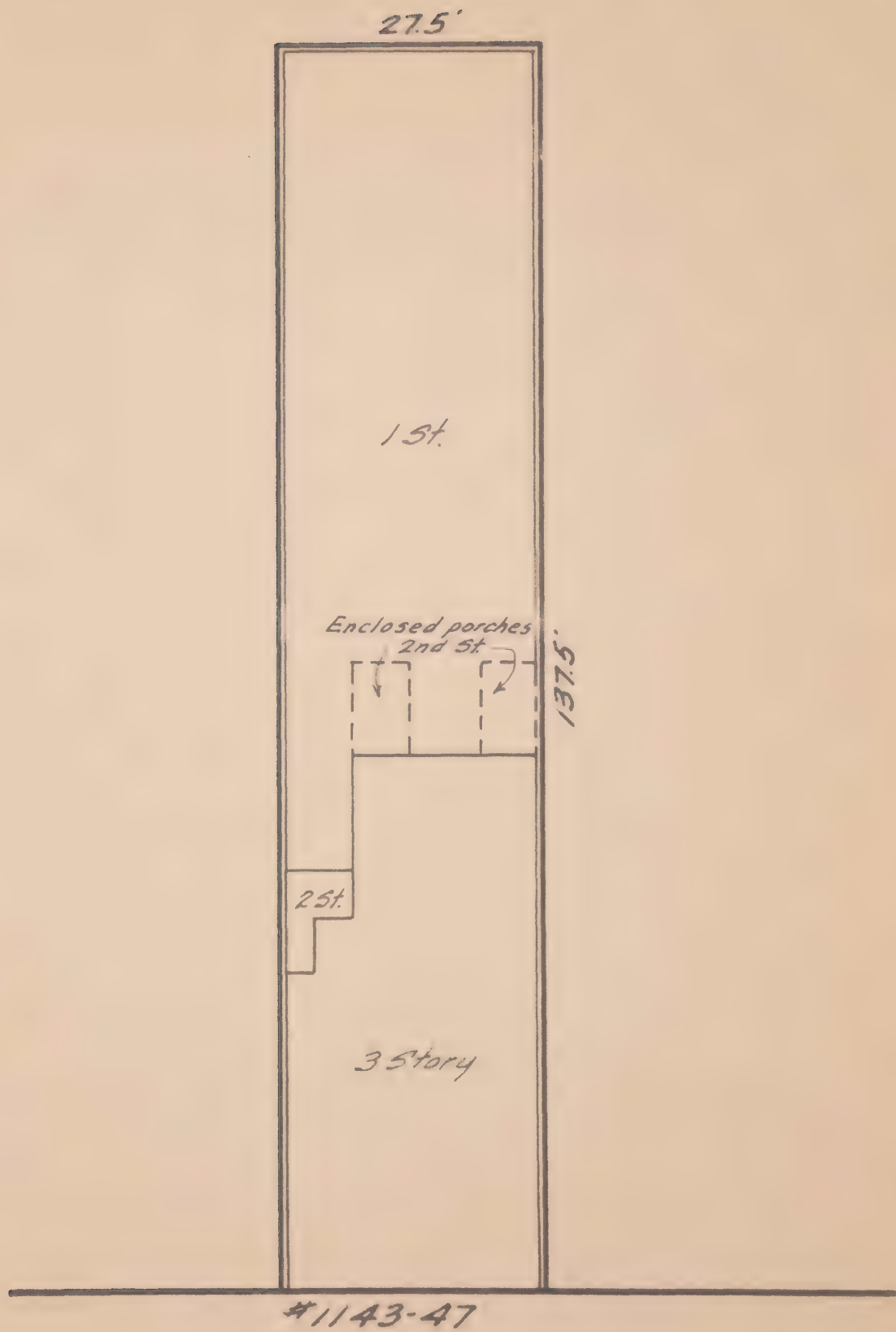
Sales Most Comparable 771-3; 769-6
3,781 s.f. @ \$ 8.00 \$ 30,248 30,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Shop	100		150	
Room (ML)	75	2 flats @ \$75	150	
			<u>300</u> x 100	30,000

LAND \$ 16,500
IMPROVEMENTS 13,500

MARKET VALUE OF PROPERTY \$ 30,000



GOLDEN GATE AVENUE



APPRAISAL

164
56-4

OWNER: Concepcion Aranda
PROPERTY ADDRESS: 1137-41 Golden Gate

PARCEL NO. 772-16
DATE ACQ:

OWNER'S ADDRESS: Unknown

IRS:
CONSID:
BEST USE: Same

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,860.00
Imps. 2,300.00
\$ 4,160.00

TAXES: \$ 345.70

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

A 3 st. fr. bldg. with a partial storage bsmt. and 3-7 rm. flats.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.36+	\$ 16,500	
Improvements	6,339 s.f. @ 2.00	12,678	
		<u>29,178</u>	\$29,200

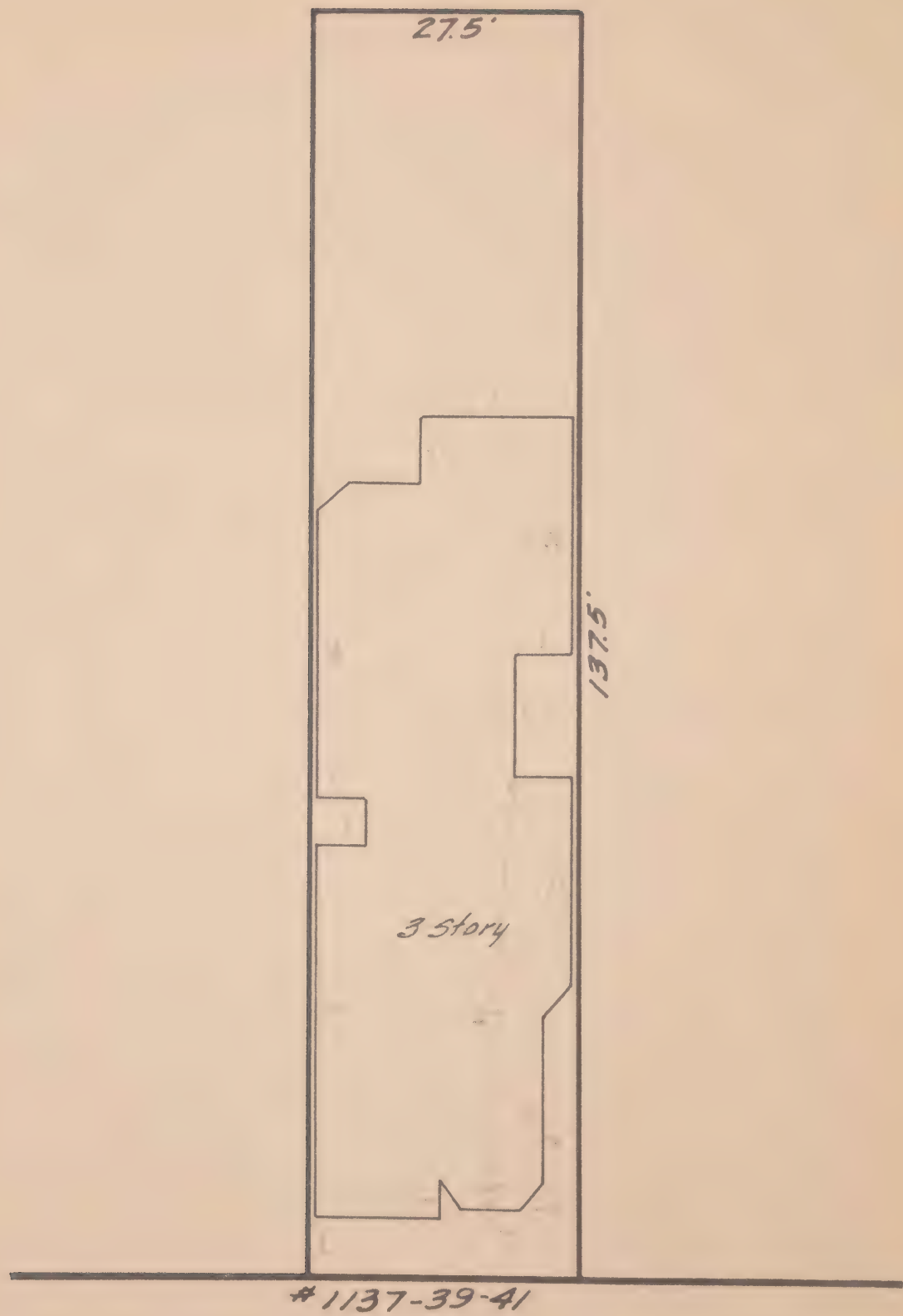
MARKET COMPARISON:

Sales Most Comparable	738-12; 748-28		
	3,781 s.f. @ \$ 7.00	\$ 26,467	26,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3-7 rm.	60	75	225 x 120	27,000

LAND	\$ 16,500
IMPROVEMENTS	<u>10,500</u>
MARKET VALUE OF PROPERTY	\$ 27,000



GOLDEN GATE AVENUE



APPRAISAL

64
58-3

OWNER: Benjamin Fireman
PROPERTY ADDRESS: 1135 Golden Gate

PARCEL NO. 772-17
DATE ACQ: 5-18-33

OWNER'S ADDRESS: 59 Kittridge Terrace

IRS: -

ZONING: R-4

PRESENT USE: Store & apts.

CONSID: N.S.

BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,860.00
Imps. 2,250.00
\$ 4,110.00

TAXES: \$ 341.54

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

Front - High bsmt. 2 st. fr. bldg. with old bar (now church) in bsmt. and 2-5 rm. flats upstairs.

Rear - 2 old fr. bldgs. formerly 3 habitable dwelling units, now used for storage.

SUMMATION APPROACH:

Rounded to

Land 3,781 s.f. @ \$4.36+ \$ 16,500

Improvements

Front 4,463 s.f. @ \$2.00 \$8,926

Rear 1,221 s.f. nominal 500

9,426
25,926

\$25,900

MARKET COMPARISON:

Sales Most Comparable 758-24; 748-28

3,781 s.f. @ \$ 7.00

\$ 26,467

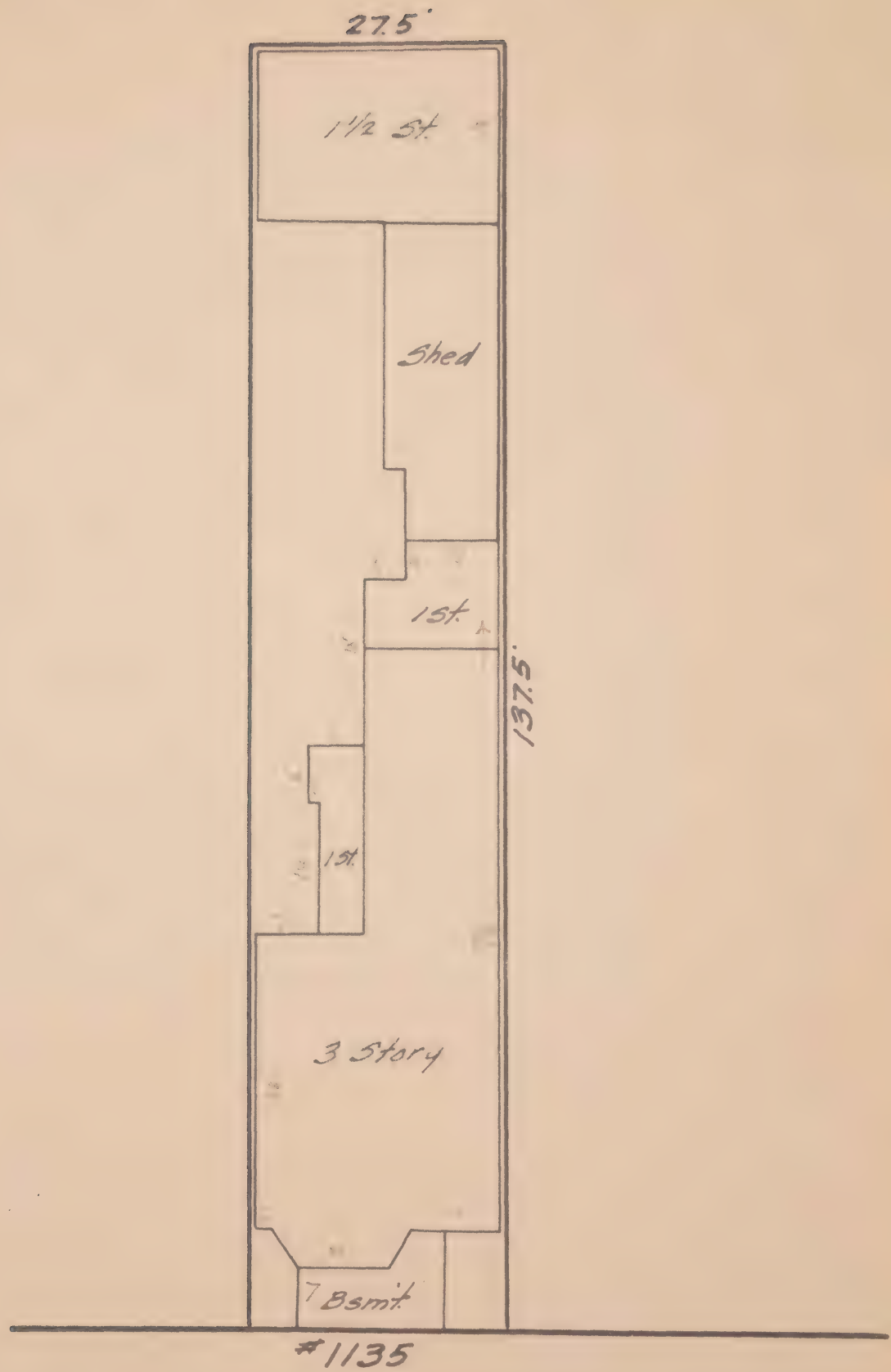
26,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Church	100		100	
1 flat	Manager		75	
1 flat	100		75	
Rear	Vacant		0	
			250 x 110	27,500

LAND \$ 16,500
IMPROVEMENTS 10,000

MARKET VALUE OF PROPERTY \$ 26,500



GOLDEN GATE AVENUE



APPRAISAL

64
56-2

OWNER: Sallie Irving
PROPERTY ADDRESS: 1127 Golden Gate

PARCEL NO. 772-18
DATE ACQ: 6-11-45

OWNER'S ADDRESS: Unknown

IRS: -
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Rooms

ASSESSED VALUE: Land \$ 1,860.00
 Imps. 1,000.00
 \$ 2,860.00

TAXES: \$ 237.66

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±
A high bsmt., 2 st. fr. bldg. with a garage and a stripped apt. in bsmt. and 2-4 rm. units upstairs. The 1st flr. is used as a single housekeeping room and a 3-rm. apt. The 2nd flr. is used as 4 housekeeping rooms.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.36±	\$ 16,500	
Improvements	2,711 s.f. @ 2.00	5,422	
		<u>21,922</u>	\$21,900

MARKET COMPARISON:

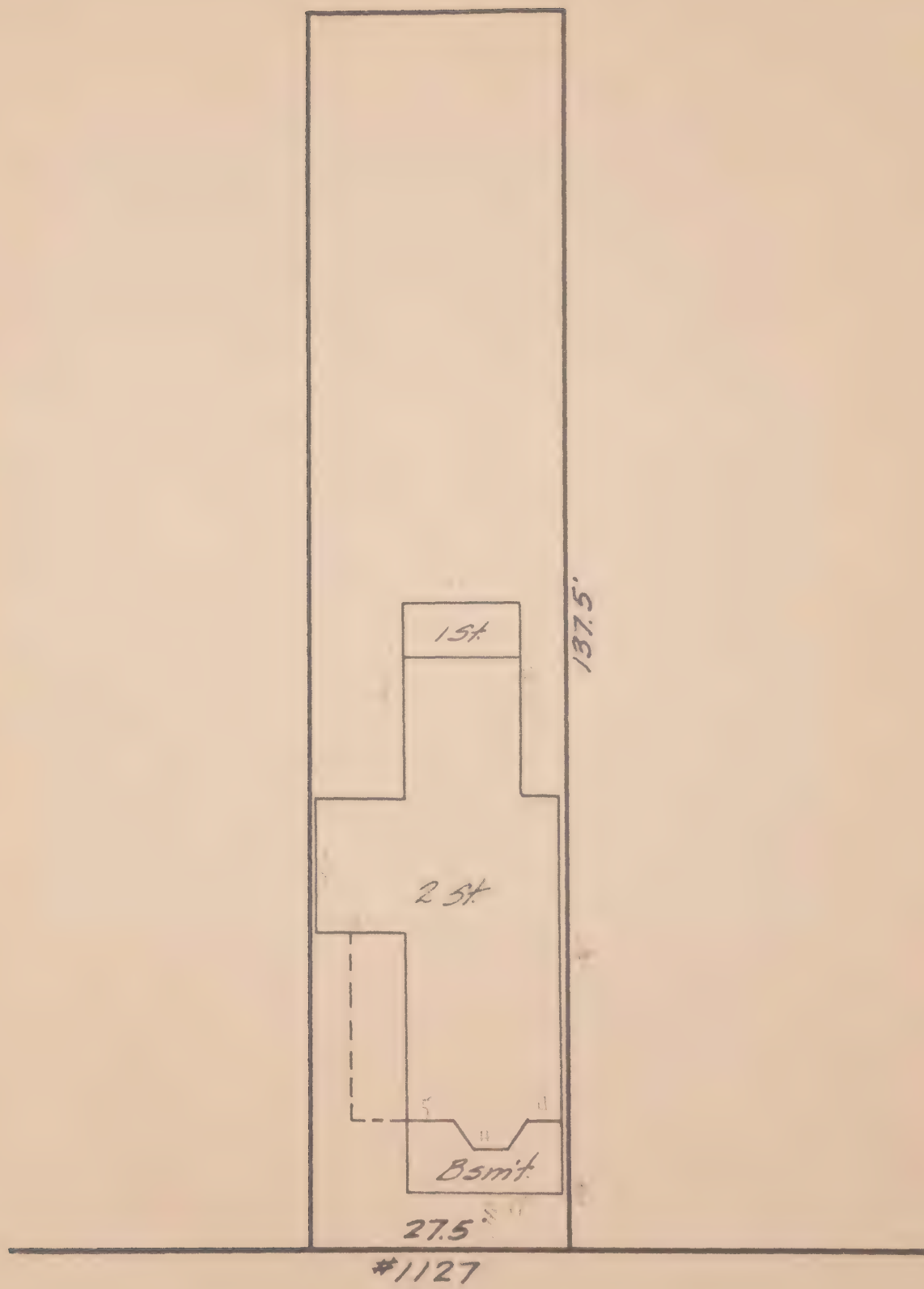
Sales Most Comparable	758-22; 758-24		
	3,781 s.f. @ \$ 6.25	\$ 23,631	23,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm.	Owner			
1 rm.	28			
2 rms.	25			
1 rm.	28			
1 rm.	20			
Garage	5		10	
Treated as 2-4 rm.		70	<u>140</u>	
			150 x 120	18,000

LAND	\$ 16,500
IMPROVEMENTS	<u>5,500</u>

MARKET VALUE OF PROPERTY \$ 22,000



GOLDEN GATE AVENUE



APPRAISAL

64
56-12

OWNER: Heineman & Stern
PROPERTY ADDRESS: 1040-50 McAllister

PARCEL NO. 772-19
DATE ACQ: 11-21-57

OWNER'S ADDRESS: 1040 McAllister

IRS: no
CONSID: N.S.
BEST USE: Same

ZONING: CM-C2 PRESENT USE: Industrial

ASSESSED VALUE: Land \$ 11,885.00
Imps. 50,900.00
\$ 62,785.00

TAXES: \$ 5,217.44

LAND: DIMENSION 133 x 137.5 = 18,288 s. f.

IMPROVEMENTS: Condition Excellent Effective Age 3 ±
A specially const. masonry bldg. with steel fr. for manufacturing processed meats. It contains offices, meat processing room, refrigeration room, shipping area and storage. Most of the plant was constructed in 1959.

SUMMATION APPROACH:

Rounded to

Land	18,288 s.f. @ \$4.32+	\$ 79,000	
Improvements	18,288 s.f. @ 8.00	146,304	
		<u>225,304</u>	\$225,300

MARKET COMPARISON: Not applicable
Sales Most Comparable

s. f. @ \$ \$

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

The following machine inventory is included for informational purposes. The appraiser offers no opinion as to whether it is personal or real property. The present "in-place" value of property is \$231,500.00.

LAND	\$ 79,000
IMPROVEMENTS	146,000
	<u>225,000</u>
MARKET VALUE OF PROPERTY	\$ 225,000

1040 McAllister - Heineman and Stern

Completely engineered sausage and ground meat processing and packaging plant including:

LeFiell overhead meat rail, switches, scale section and stg. stubs throughout plant and in all chilling, conditioning and processing rooms. Five cold stg. and freezer rooms incl. sanitary plaster, sterilamp installation, refrigeration equipment, coils in some processing and vestibule rooms. Nine steel smoke rooms and 3 showers incl. smoke generators, burners, brickwork, cages and smoke sticks.

Stuffer room equipment including mixer, grinders, chopping flake ice machine, hydraslice, dropper with hoist, 2 stuffers each with stainless steel table. Linking room complete with linking equipment, automatic weighers, skimmers, tables, and packaging equipment.

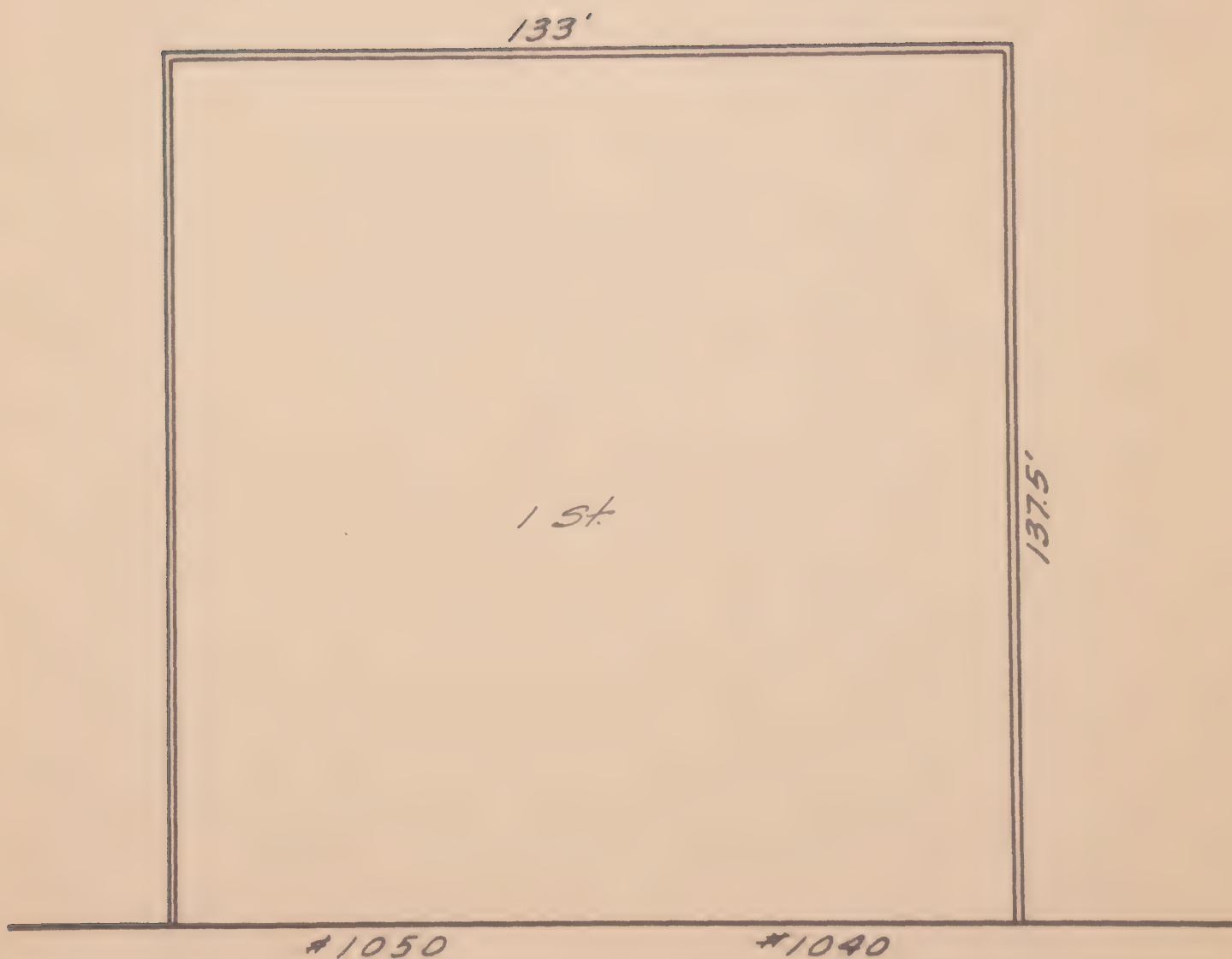
Ham pumping equipment and spice meat tanks.

Cookroom with 4 cook tanks. Rendering plant with 2 rendering kettles and lard cooler.

Steam plant with 25 HP steam generator, 35 HP Scotch boiler, necessary pumps, condensation system, plant distribution piping, water-steam wash down stations and LeFiell butchers sinks.

Power wiring for complete plant.

\$231,500.



McALLISTER STREET

BLOCK 773

BLOCK 773

	NAME	LAND	IMPS	TOTAL
-1	Alberto Scott Jr.	\$ 20,000	\$ 46,000	\$ 66,000
-2	Anna D. McKnight	12,500	14,500	27,000
-3	Huey Banks	12,500	22,500	35,000
-4	Cong, Kenesth Israel	29,000	58,000	87,000
-5	K. Adelbert Wilson	17,500	71,000	88,500
-6	L.K. Smith	10,500	10,500	21,000
-7	Maria Kasner	10,500	17,500	28,000
-8	Juan P. Lagonero	10,500	22,000	32,500
-9,-10	Frieda Shapiro	26,000	15,000	41,000
-11	Langendorf United Bakeries	170,000	538,000*	708,000
-13	James M. Oberti	31,500	38,500	70,000
-14	Title Ins. & Guarn. Co.	17,500	12,500	30,000
-14A	Ruth B. Campbell	18,000	22,000	40,000
-15,-16	Lloyd D. Hanford	39,500	20,500	60,000
-17	Henry Ong	19,000	16,000	35,000
-18	Jew Tong Shack	19,000	7,000	26,000
-19	Harold Goodman	29,000	53,000	82,000
-20	Jess E. Owens	36,000	25,000	61,000
-26	St Beulah etc.	19,000	14,500	33,500
-27	Henry Rhodes	10,000	19,000	29,000
-28	Kenneth S. Butler	21,000	14,500	35,500
		<u>\$578,500</u>	<u>\$1,057,500</u>	<u>\$1,636,000</u>

* Includes machines valued at \$379,000.



APPRAISAL

65
5718

OWNER: K. Adelbert Wilson et al
PROPERTY ADDRESS: 1100-02 McAllister

PARCEL NO. 773-5
DATE ACQ:

OWNER'S ADDRESS: 1742 Bush St.

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: C-2 PRESENT USE: Apt./Stores

ASSESSED VALUE: Land \$ 3,930.00
Imps. 8,100.00
\$ 12,030.00

TAXES: \$ 999.70

LAND: DIMENSION 85.29 x 37.5 = 3,198 s.f.

IMPROVEMENTS: Condition Fair Effective Age 55 ±

3 st. fr. str. with 1 store on 1st flr., 2-2 rm. and 3-4 rm. apt. ea. on the rem. flrs.

SUMMATION APPROACH:

Rounded to

Land	3,198 s.f. @ \$5.47+	\$ 17,500	
Improvements	12,671 s.f. @ 5.75	72,858	
		90,358	\$90,400

MARKET COMPARISON:

Sales Most Comparable 1101-18
3,198 s.f. @ \$ 27.50 \$ 87,945 87,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	250		250	
6-2 rm. @ \$50 ea.		50	300	
9-4 rm. @ \$65-\$70		70	630	
			1,180 x 75	88,500

The following machinery inventory is included for informational purposes. The appraiser offers no opinion as to whether it is personal or real property. The present "in-place" value of equipment is \$31,300.

LAND	\$ 17,500
IMPROVEMENTS	71,000

MARKET VALUE OF PROPERTY \$ 88,500

PARCEL NO: 773-5

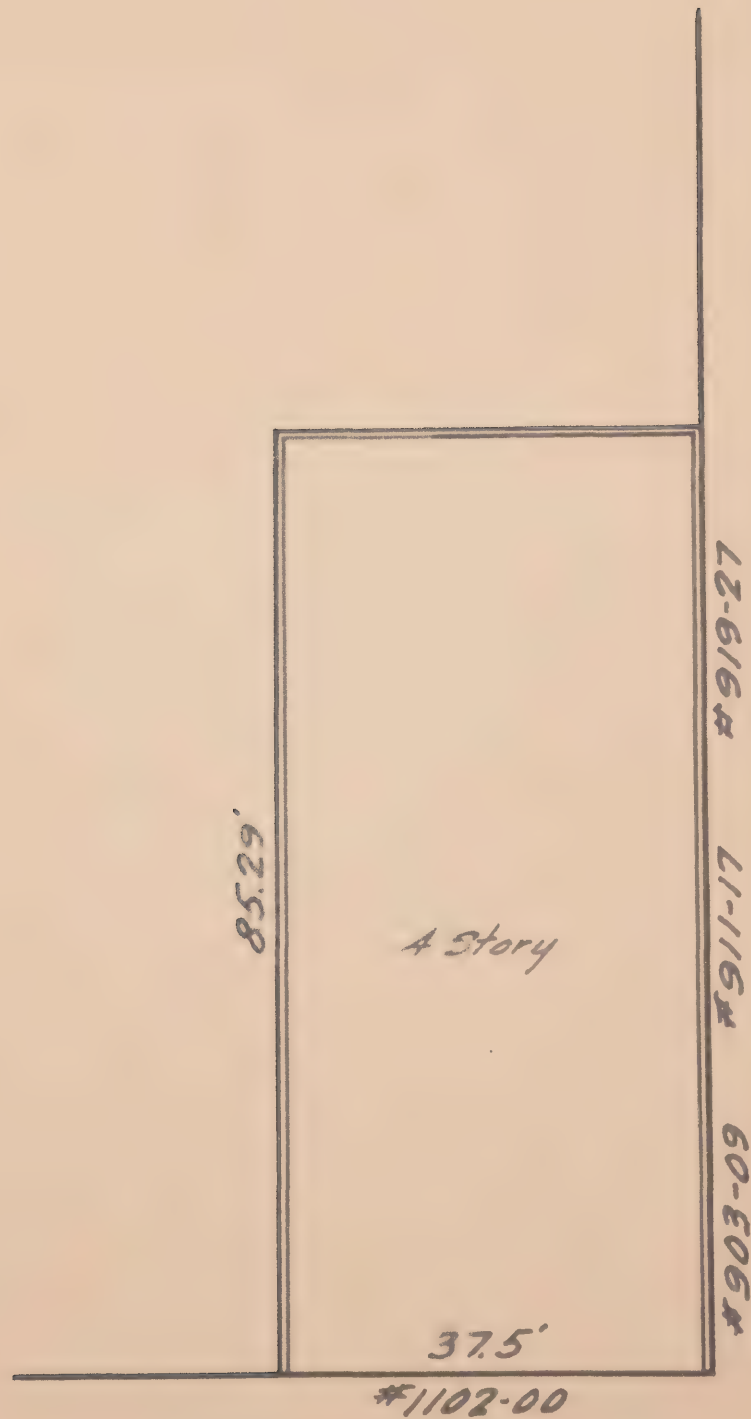
EQUIPMENT

1100 McAllister - Ukrainian Bakery

Item of pastry bake shop equipment:

Revolving and brick set ovens, mixers, spreaders,
dividers, proofers and refrigeration equipment . . . \$31,300

MCALLISTER STREET



WEBSTER STREET



APPRAISAL

65-
52-17

OWNER: L. K. Smith et al
PROPERTY ADDRESS: 1104 McAllister

PARCEL NO. 773-6
DATE ACQ: 1937

OWNER'S ADDRESS: c/o L. J. Stamper
2240 Golden Gate
ZONING: C-2 PRESENT USE: Stores/Apt.

IRS: No
CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 1,990.00
Imps. 3,750.00
\$ 5,740.00

TAXES: \$ 477.00

LAND: DIMENSION 25 x 85 = 2,125

s.f.

IMPROVEMENTS: Condition Good

Effective Age 40 ±

1 and 2 st. fr. str. with 1 store on 1st flr. and 4 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	2,125 s.f. @ \$4.94+	\$ 10,500	
Improvements	2,764 s.f. @ 4.00	11,056	
		21,556	\$21,600

MARKET COMPARISON:

Sales Most Comparable	684-23		
2,125 s.f. @ \$ 10.00		\$ 21,250	21,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store)	175	Store 125	
4 rms.)		Rms. 80	
		205 x 100	20,500

The following machinery inventory is included for informational purposes. The appraiser offers no opinion as to whether it is personal or real property. The present "in-place" value of equipment is \$15,300.

LAND	\$ 10,500
IMPROVEMENTS	10,500
MARKET VALUE OF PROPERTY	\$ 21,000

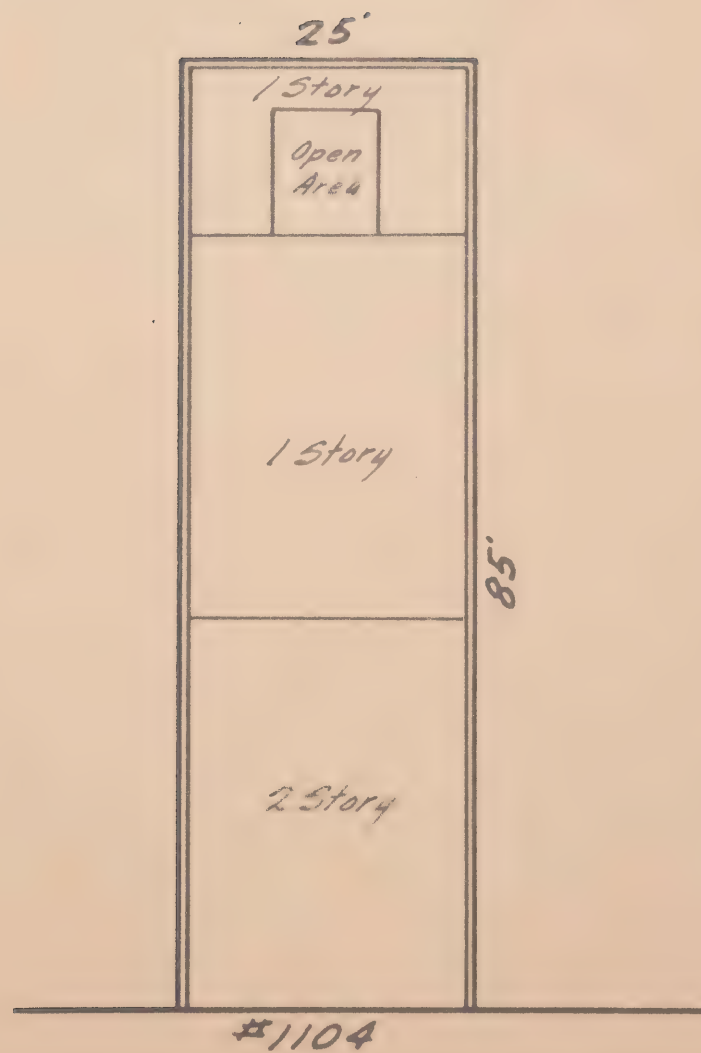
PARCEL NO: 773-6

EQUIPMENT

1104 McAllister - Sing Lee Laundry

Item of laundry equipment:

2 washers, 2 extractors, 2 dryers, boiler equipment, flat
work ironer, 1 shirt unit, 2 press units, air equipment,
steam lines, air lines, electric wiring and related equip-
ment \$15,300.



McALLISTER STREET



APPRAISAL

65
57-16

OWNER: Maria Kasner
PROPERTY ADDRESS: 1114-18 McAllister

PARCEL NO. 773-7
DATE ACQ: 1-5-59

OWNER'S ADDRESS: 2158 Market

IRS: \$18.15
CONSID: \$16,500 Ind.
BEST USE: Com.

ZONING: C-2 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,000.00
Imps. 2,250.00
\$ 4,250.00

TAXES: \$ 353.18

LAND: DIMENSION 25 x 85 = 2,125 s. f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

3 st. fr. str. with 6 rms. on ea. flr. and small stg. bsmt.

SUMMATION APPROACH:

Rounded to

Land	2,125 s. f. @ \$4.94+	\$ 10,500	
Improvements	4,974 s. f. @ 3.75	18,652	
		<u>29,152</u>	\$29,200

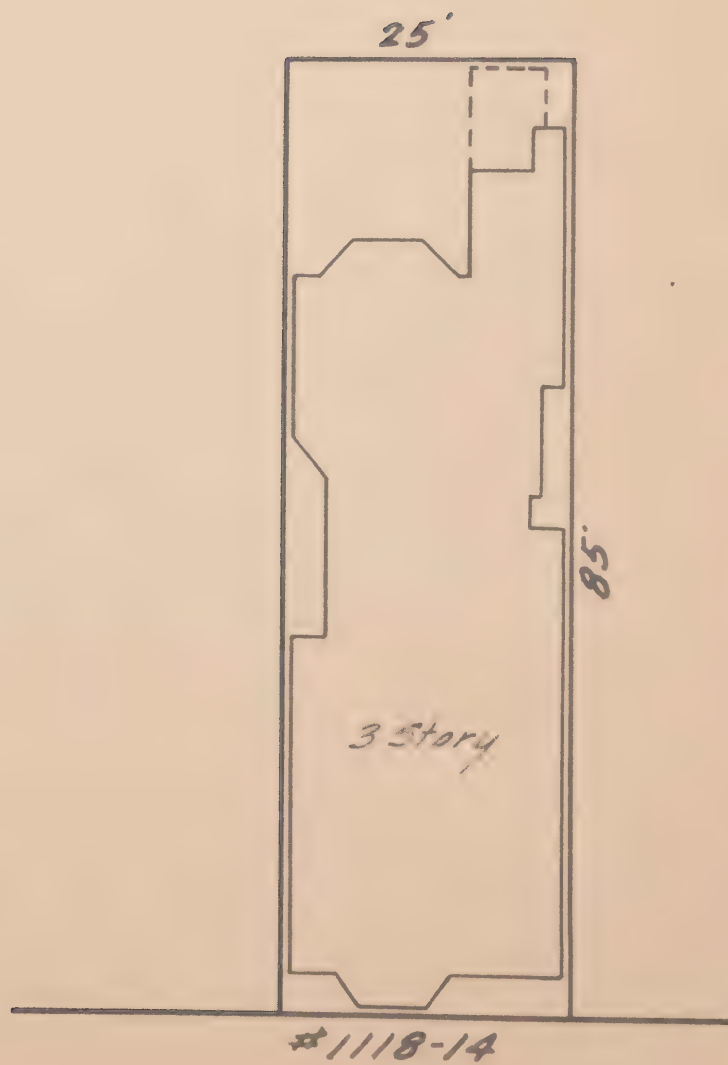
MARKET COMPARISON:

Sales Most Comparable 730-12
2,125 s. f. @ \$ 13.50 \$ 28,688 28,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6 rms.	110		100	
6 rms.	110		100	
6 rms.	110		100	
			<u>300</u>	x 90
				27,000

LAND	\$ 10,500
IMPROVEMENTS	17,500
	<u>28,000</u>
MARKET VALUE OF PROPERTY	\$ 28,000



McALLISTER STREET



APPRAISAL

65
57-15

OWNER: Juan P. Lagonero
PROPERTY ADDRESS: 1122-26 McAllister

PARCEL NO. 773-8
DATE ACQ: 8-5-60

OWNER'S ADDRESS: 1122 McAllister

IRS: \$35.20
CONSID: \$33,500
BEST USE: Same

ZONING: C-2 PRESENT USE: Stores/Apt.

ASSESSED VALUE: Land \$ 2,060.00
Imps. 2,800.00
\$ 4,860.00

TAXES: \$ 403.86

LAND: DIMENSION 25 x 85 = 2,125

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

3 st. fr. str. with 1 store on 1st flr. and 7 rms. ea. on 2nd and 3rd flrs. 1st flr. also has 1-2 rm. apt. with 1/2 bath; stg. bsmt.

SUMMATION APPROACH:

Rounded to

Land	2,125 s.f. @ \$4.94+	\$ 10,500	
Improvements	5,585 s.f. @ 4.00	22,340	
		<u>32,840</u>	\$32,800

MARKET COMPARISON:

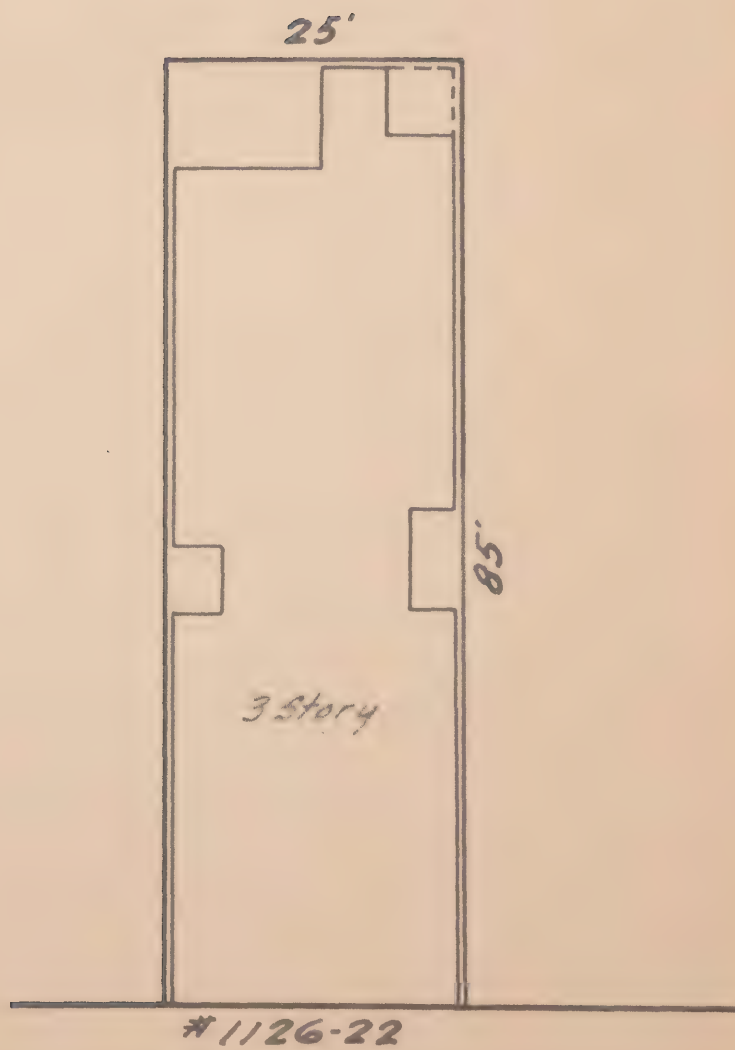
Sales Most Comparable	782-30; 773-26		
2,125 s.f. @ \$	14.00	\$ 29,750	29,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Rest. & Bar	125		125	
7 rms.	110		100	
7 rms.	100		100	
			<u>325</u> x 100	32,500

LAND	\$ 10,500
IMPROVEMENTS	<u>22,000</u>

MARKET VALUE OF PROPERTY \$ 32,500



McALLISTER STREET



APPRAISAL

65

57-14

OWNER: Frieda Shapiro
 PROPERTY ADDRESS: 1128-32 McAllister (9)
 1134-38 McAllister (10)
 OWNER'S ADDRESS: Unknown

PARCEL NO. 773-9, -10
 DATE ACQ: 12-5-60

ZONING: C-2

PRESENT USE: Stores/Apt.

IRS: No
 CONSID: By decree
 BEST USE: Same

ASSESSED VALUE: Land \$ 4,520.00
 Imps. 6,000.00
 \$ 10,520.00

TAXES: \$ 874.22

LAND: DIMENSION Irregular = 5,150

s. f.

IMPROVEMENTS: Condition Good

Effective Age 55 ±

3 st. str. with 3 stores and 2-2 rm. apts. on 1st. flr., and a total of 22 rms. on 2nd & 3rd flrs. 12 rms. are rented out as housekpg. rms. and 10 rms. are rented out as sleeping rms. 2nd flr. also contains 1-3 rm. apt. occupied by mgr. 1st. flr. apts. are at rear of 2 of the stores. All rms. on 2nd and 3rd. flrs. have lavatories and ea. flr. has 2 baths.

SUMMATION APPROACH:

Rounded to

Land 5,150 s.f. @ \$5.05
 Improvements 11,781 s.f. @ \$1.25

\$ 26,000
 14,726
 40,726

\$40,700

MARKET COMPARISON:

Sales Most Comparable 773-28

5,150 s.f. @ \$8.00

\$ 41,200

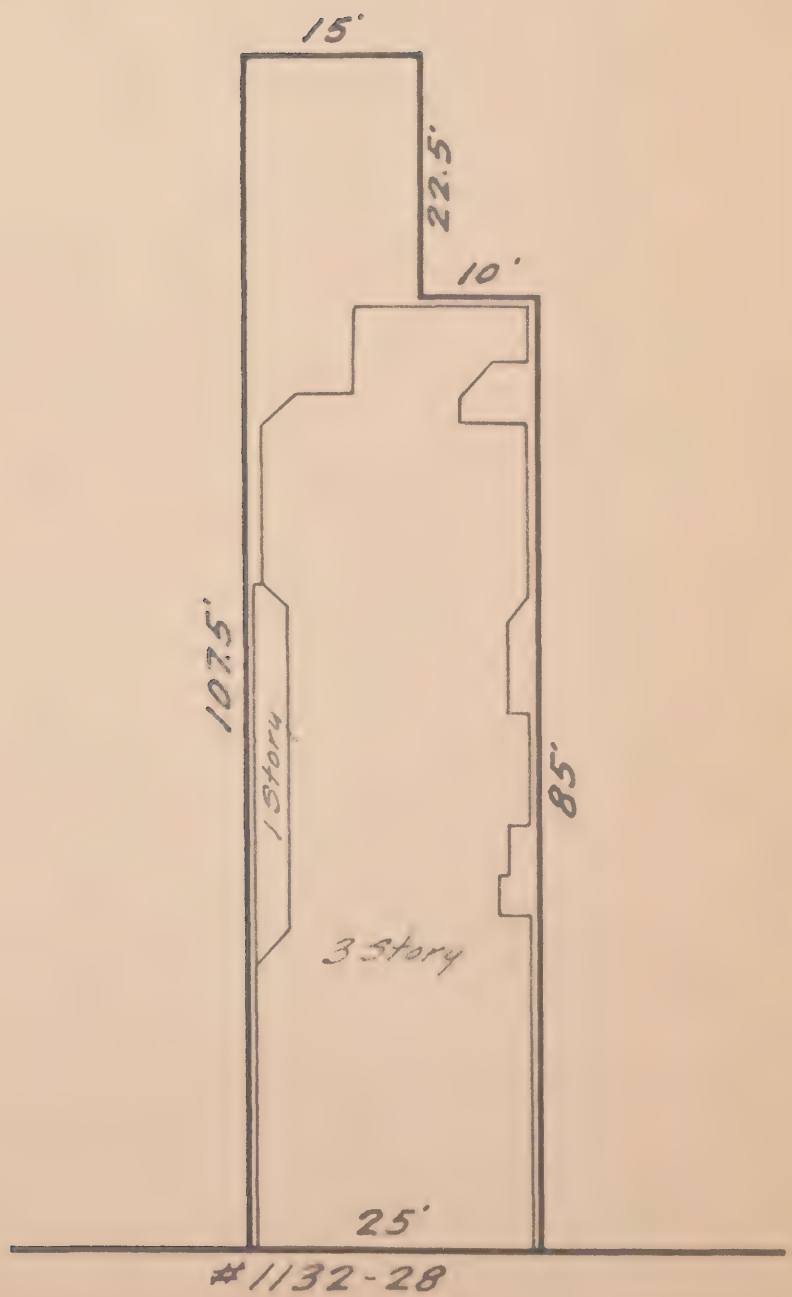
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
*Gift shop	90(L)		90
Delicatessen	90(L)		90
*Barber	90(L)		90
Hotel - 10 rms. @ \$20 to \$25			
12 rms. @ \$32 to \$35 (ML)			125
1-3 rm. mgr.			65
(* includes 2 rm. apt.)			

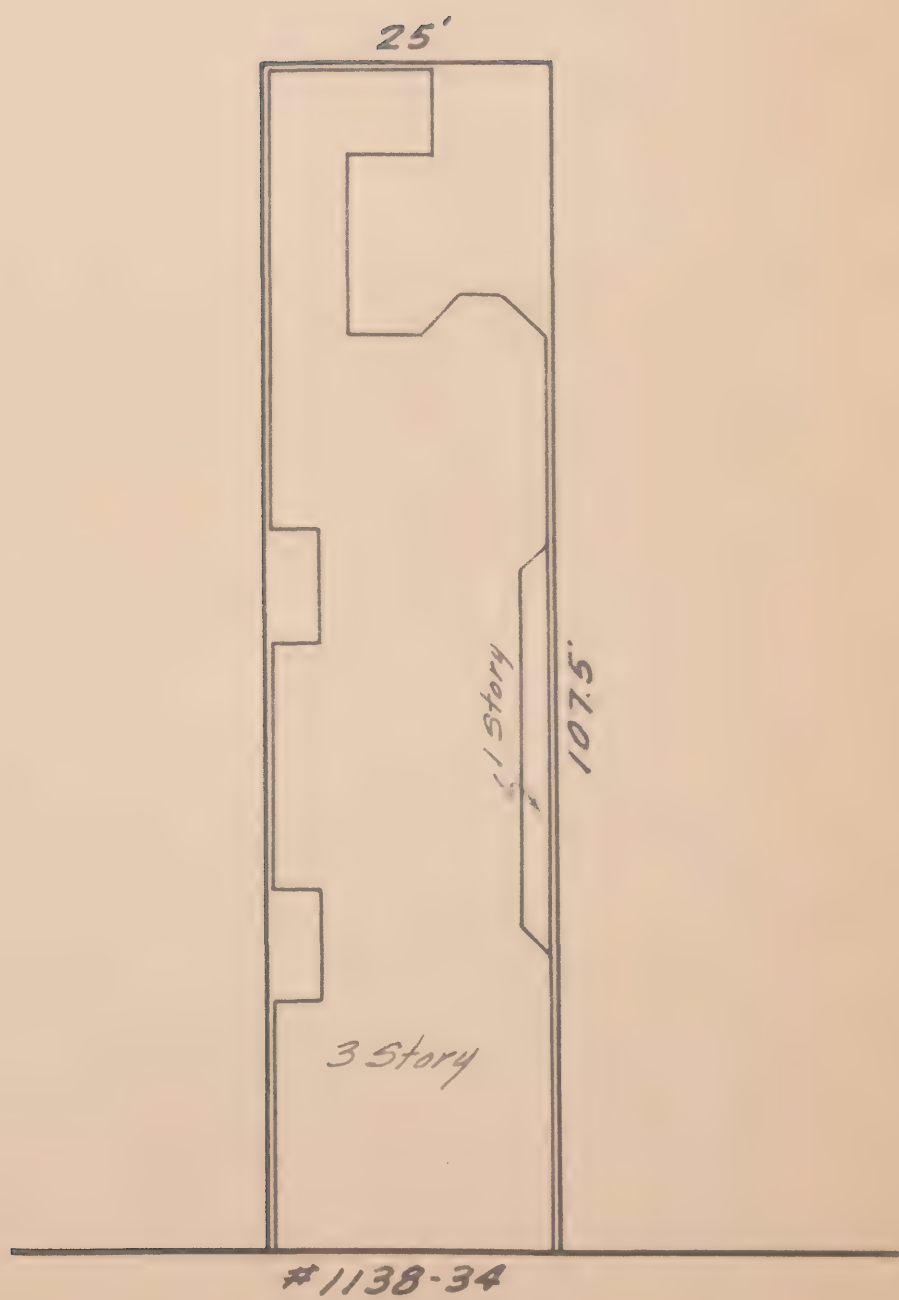
460 x 90 41,400

LAND \$ 26,000
 IMPROVEMENTS 15,000

MARKET VALUE OF PROPERTY \$ 41,000



McALLISTER STREET



McALLISTER STREET



APPRAISAL

OWNER: Langendorf United Bakeries Inc.
PROPERTY ADDRESS: 1160 McAllister

PARCEL NO: 773-11
DATE ACQ: Prior to 1-18-40

OWNER'S ADDRESS: 1160 McAllister

IRS: -

ZONING: C-2 PRESENT USE: Ind. Baking

CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 21,550.00
Imps. 68,750.00
90,300.00

TAXES: \$7,503.94

LAND: DIMENSION Irregular = 34,613 s.f.

IMPROVEMENTS: Condition Good-to-fair

Effective Age 30 ±

See attached sheet for improvement description.

SUMMATION APPROACH:

Rounded to

Land - 34,613 s.f. @ \$4.91±

\$170,000

Improvements -

Basic str. 55,854 s.f. @ \$1.50

\$83,781

Plant 18,076 s.f. @ 2.00

36,152

Proofing rm. 1,074 s.f. @ 2.50

2,685

Storage 7,651 s.f. @ 0.50

3,826

Offices 6,448 s.f. @ 3.50

22,568

Laboratory 748 s.f. @ 4.50

3,366

Retail store 1,465 s.f. @ 4.00

5,860

158,238

328,238

\$328,200

MARKET COMPARISON:

Sales Most Comparable - None

34,613 s.f. @ \$9.50

328,824

328,800

INCOME APPROACH: Not applicable

LAND

\$170,000

IMPROVEMENTS

159,000

MACHINERY

379,000

MARKET VALUE OF PROPERTY

\$708,000

IMPROVEMENTS:

This appears to be a complex of 4 separate buildings. Over the years the physical structure has been cut up, added to and remodeled to accommodate expanded production and newer processes. The property contains a retail outlet, the head-quarter's offices, a production baking plant, a pastry shop, a packaging and shipping complex, a garage, flour storage, laboratory, and maintenance facilities. The physical limitations of the plant have made expansion costly and increased maintenance. However, the central location (reflected by the land value) has reduced marketing costs.

Since the improvements are so specialized and are owner-occupied, neither comparable sales nor the income approach is helpful in arriving at market value. The value estimate is based primarily upon non-objective market data. That is, a comparison of individual elements of the property with comparable elements of sale properties.

No attempt has been made by the appraiser to make a legal determination as to personal vs. real property. However, the machinery estimate includes all of the affixed equipment including attachments and excludes non affixed equipment used in the plant operation. In light of the integrated nature of the plant and operation, the machinery estimate is included in the total value.

EQUIPMENT

1160 McAllister - Langendorf United Bakeries

Item of complete commercial bakery equipment:

Mixing Room

Belt flour conveyor, sifters, yeast storage box, shortening rack and dumper, elevators and spiral screw conveyors, dumper and bag cleaner, flour blenders, water chilling equipment, scale hoppers and monorail, 4 dough mixers, water flow meters, shortening flow meters, yeast mixer, dough truck elevator and dumper, floor scale, proof room and constant temperature-humidity equipment, truck dumper and oiler, stacker and steel walkways. . . . \$92,900

Bake Room

Loaf divider, former, proof box, loaf spreader, conveyors, pan greasers, warming oven, monorail, tram cars, 52 try and 46 tray continuous ovens 100,050

Order Room

Rack and pan washer, conveyor, dormant scale, delivery makeup racks 42,000

Slicing and Wrapping

Mery-go-round table, slicers, wrappers, feeders, and flourers 33,775

Boiler Room

2 Kewanee series 3X firebox boilers, feed water equipment, water heater & air compressors 42,830

Pastry Kitchen

Reach-in boxes, vertical dough mixers, 5 tray continuous ovens, proof cabinet, sink and pastry dividers 7,770

Laboratory

Electric oven, digestion shelf and Goldfish machine 4,350

Roof

Two refrigeration condensing units, ventilating equipment and ducts 24,500

PARCEL NO: 773-11

EQUIPMENT (con'd)

Power Wiring

Main panel, sub-panels, connecting conduit
leads and lighting transformers \$17,555

Gas Meter Installation

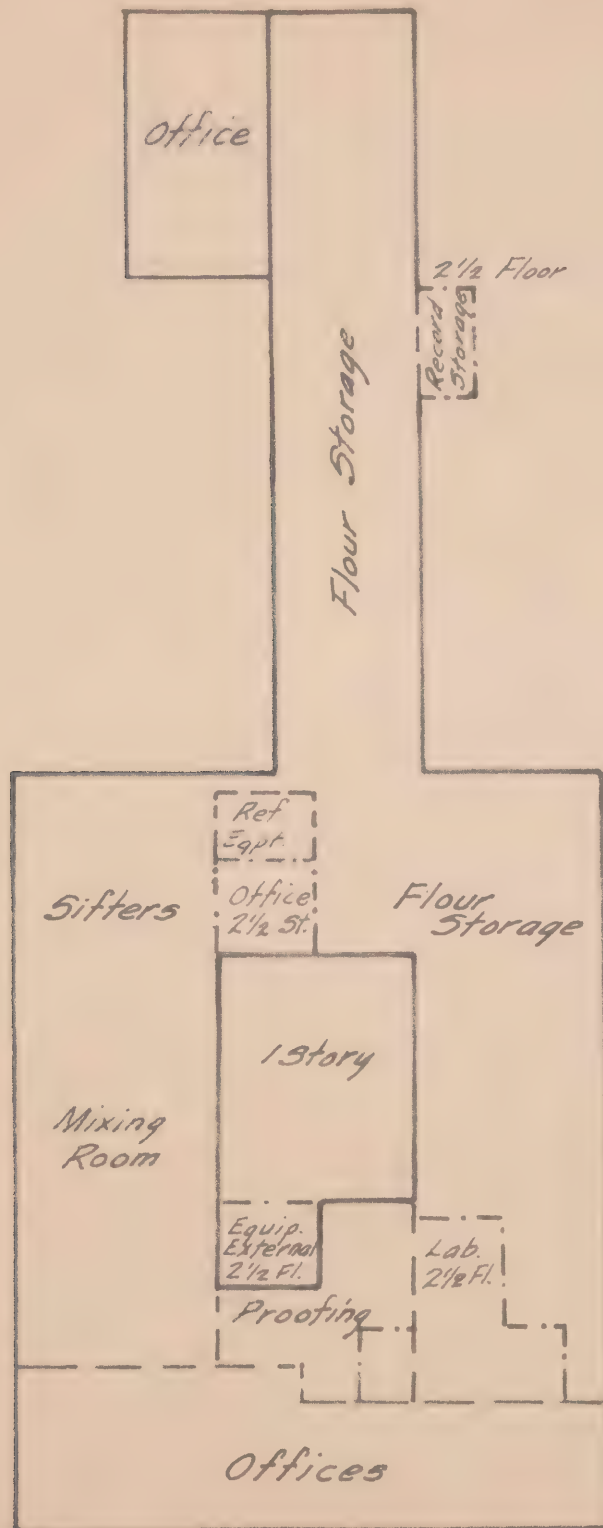
Pads, flowmeter, valves and connections . . . 4,200

Service Lines

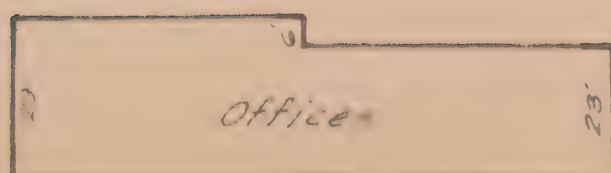
Steam-air-water plant distribution system
to machinery installations 9,350

\$379,280.

Second Floor



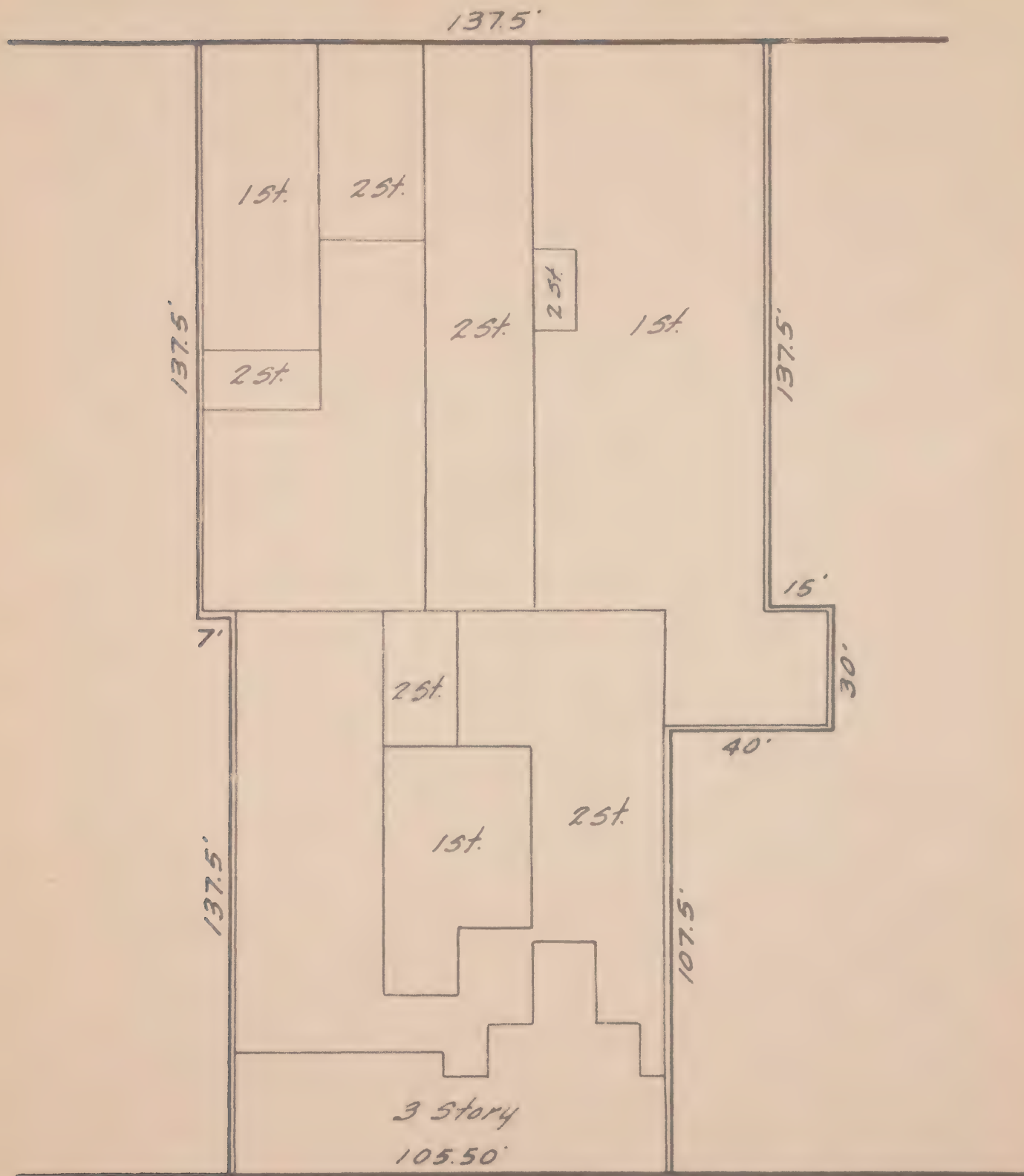
3rd Floor



First Floor



GOLDEN GATE AVENUE



McALLISTER STREET



APPRAISAL

65
57-13

OWNER: James M. Oberti et ux
PROPERTY ADDRESS: 1164-80 McAllister

PARCEL NO. 773-13
DATE ACQ: 9-21-59

OWNER'S ADDRESS: 228 McAllister

IRS: No

ZONING: C-2

PRESENT USE: Stores/Apts.

CONSID: Family

BEST USE: Same

ASSESSED VALUE: Land \$ 6,820.00
Imps. 7,500.00
\$ 14,320.00

TAXES: \$ 1,190.00

LAND: DIMENSION 72.5 x 87.5 = 6,344

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

3 st. fr. str. with 4 stores on 1st flr. and 16 housekeeping rms. on rem. flrs. Ea. flr. contains 8 rms. and 2 baths. Rooms are rented out in 1 or 2 room units.

SUMMATION APPROACH:

Rounded to

Land	6,344 s. f. @ \$4.97±	\$ 31,500	
Improvements	14,844 s. f. @ 2.75	40,821	
		<u>72,321</u>	\$72,300

MARKET COMPARISON:

Sales Most Comparable 684-24; 756-11

6,344 s. f. @ \$ 11.00

\$ 69,784

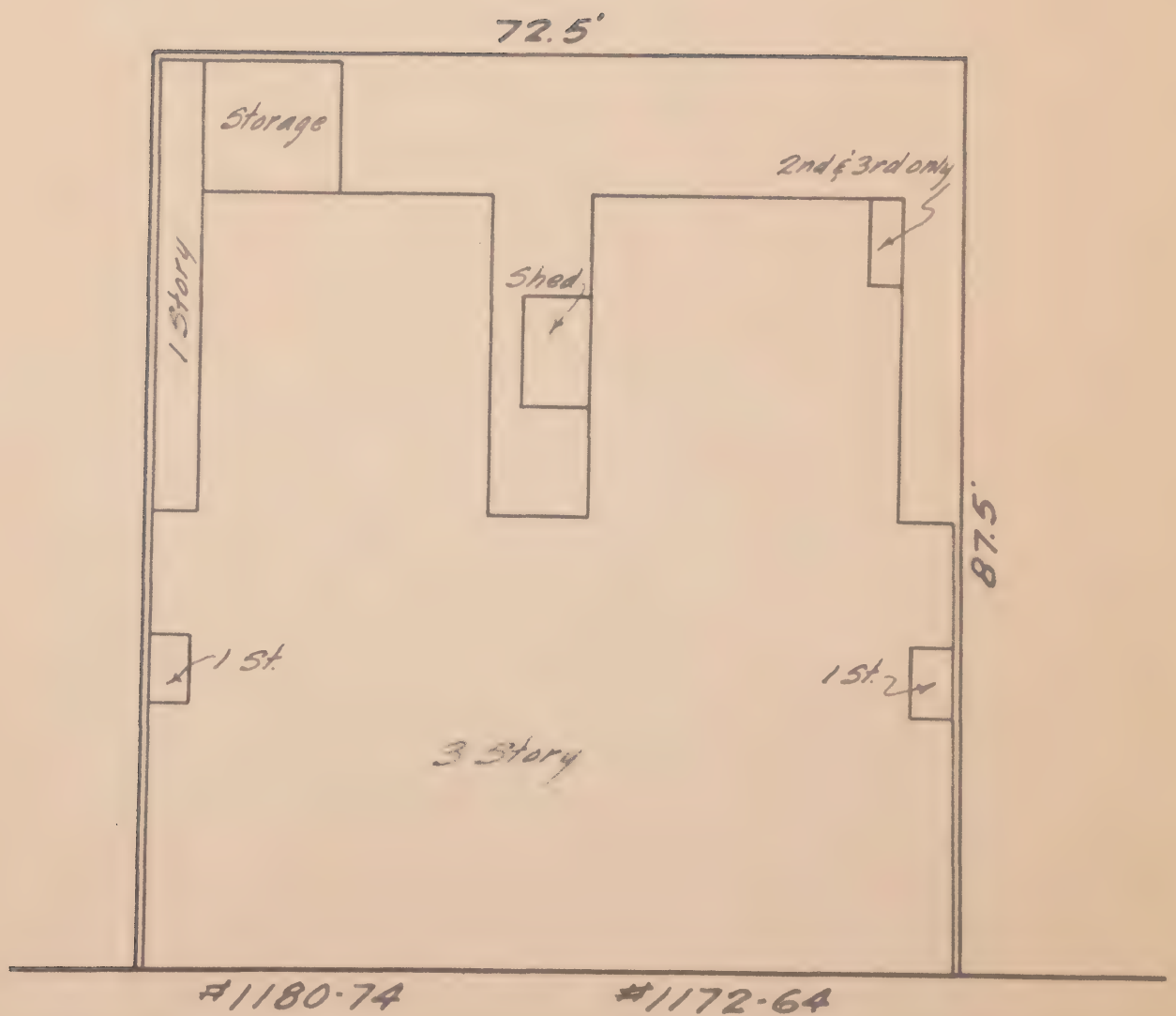
69,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Barber shop	Refused		75	
Laundry	"		100	
Book store	"		85	
Market	"		150	
32 rms. @ \$20-\$29		4-8 rms. @ \$100	400	
			<u>810</u>	
			x 85 =	
			68,850	68,900

LAND	\$ 31,500
IMPROVEMENTS	<u>38,500</u>

MARKET VALUE OF PROPERTY \$ 70,000



Mc ALLISTER STREET



APPRAISAL

65
57-12

OWNER: Title Ins. & Guaranty Co.
PROPERTY ADDRESS: 1186-90 McAllister

PARCEL NO. 773-14
DATE ACQ: 1-9-47

OWNER'S ADDRESS: c/o Sam Thorne
812 Carlston Ave., Oakland
ZONING: C-2
PRESENT USE: Stores
IRS: N.S.
CONSID: Same
BEST USE: Same

ASSESSED VALUE: Land \$ 6,840.00
Imps. 1,100.00
\$ 7,940.00

TAXES: \$ 659.82

LAND: DIMENSION 50 x 70.25 = 3,513

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 50 ±

1 st. fr. str. with 4 stores.

SUMMATION APPROACH:

Rounded to

Land 3,513 s.f. @ \$4.98+
Improvements 2,331 s.f. @ 5.00

\$ 17,500
11,655
29,155

\$29,200

MARKET COMPARISON:

Sales Most Comparable 684-22; 779-8
3,513 s.f. @ \$ 8.25

\$ 28,982

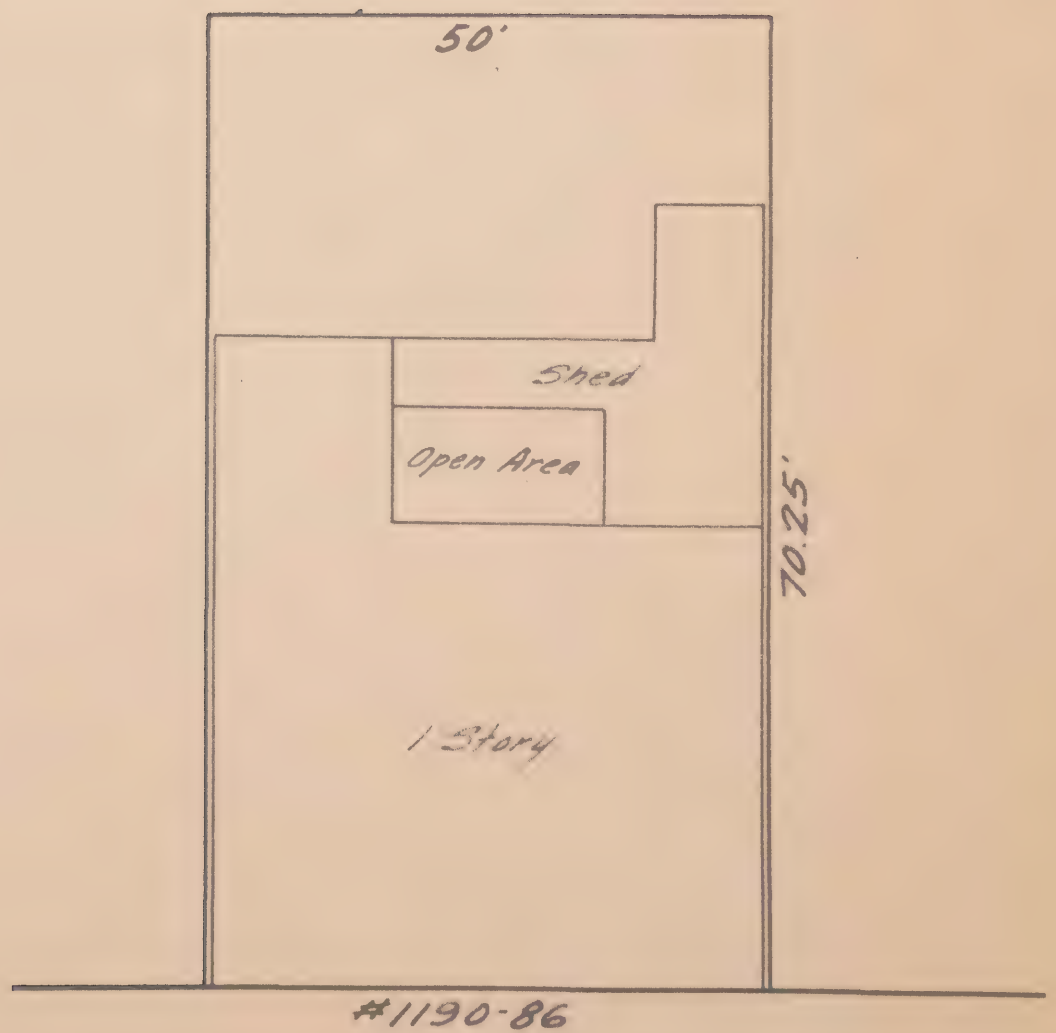
29,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Restaurant	150		125	
Barber Shop)			75	
Beauty Shop)	150 (L)		75	
Bar	150		125	
			400 x 75	30,000

LAND \$ 17,500
IMPROVEMENTS 12,500

MARKET VALUE OF PROPERTY \$ 30,000



McALLISTER STREET



APPRAISAL

65
57-11

OWNER: Ruth B. Campbell
PROPERTY ADDRESS: 1196-98 McAllister

PARCEL NO. 773-14A
DATE ACQ: 1947

OWNER'S ADDRESS: 1196 McAllister

IRS: No
CONSID: Gift
BEST USE: Same

ZONING: C-2 PRESENT USE: Stores/Apt.

ASSESSED VALUE: Land \$ 11,350.00
Imps. 2,300.00
\$ 13,650.00

TAXES: \$ 1,134.32

LAND: DIMENSION Irregular = 2,787 s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±
1 and 2 st. fr. str. with 3 stores on 1st flr. and 5 rms. plus
large stg. rm. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	2,787 s.f. @ \$6.45+	\$ 18,000	
Improvements	4,904 s.f. @ 4.50	22,068	
		<u>40,068</u>	\$40,100

MARKET COMPARISON:

Sales Most Comparable	726-2, -3		
	2,787 s.f. @ \$ 14.50	\$ 40,412	40,400

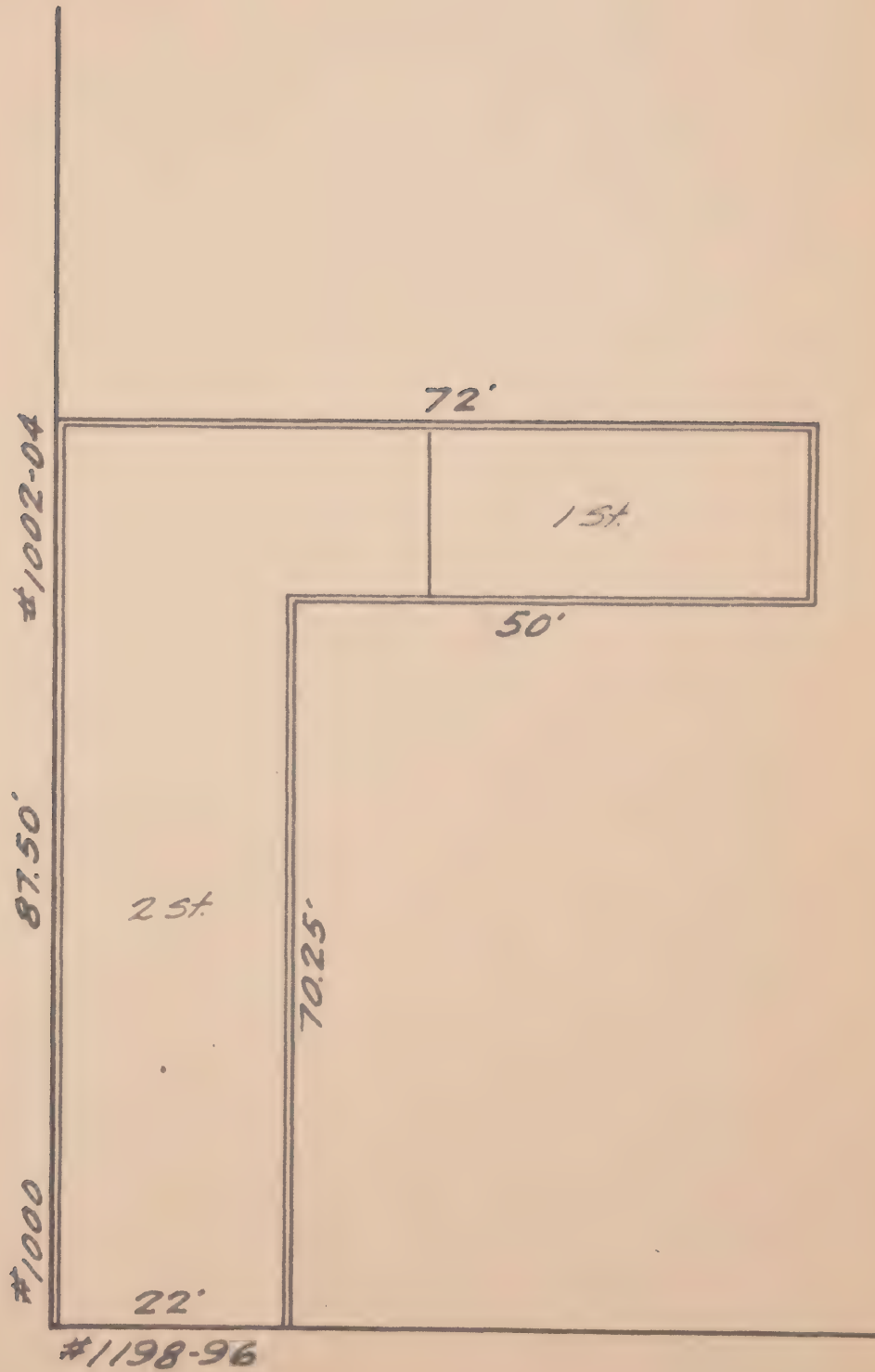
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Dru Store (L)	350		300	
Dress Shop	115		115	
Store	50		50	
1-5 rms.	40		75	
			<u>540</u> x 75	40,500

LAND	\$ 18,000
IMPROVEMENTS	22,000
	<u>40,000</u>

MARKET VALUE OF PROPERTY \$ 40,000

FILLMORE STREET



McALLISTER STREET



APPRAISAL

65
57-10

OWNER: Lloyd D. Hanford
 PROPERTY ADDRESS: 1005 Fillmore (15)
 1010 Fillmore (16)
 OWNER'S ADDRESS: 85 Post St.

PARCEL NO. 773-15, -16
 DATE ACQ: 3-1-60

ZONING: C-2

PRESENT USE: Stores/Hotel

IRS: \$18.15
 CONSID: \$55,000
 BEST USE: Same

ASSESSED VALUE: Land \$ 11,680.00
 Imps. 8,000.00
 \$ 19,680.00

TAXES: \$ 1,635.40

LAND: DIMENSION 50 x 144.5 = 7,225

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 55 ±

3 st. fr. str. with 2 stores on 1st flr. and a 40 rm. hotel
 on 2nd and 3rd flrs. 1-2 rm. apt. on 2nd flr. occupied by
 hotel mgr.

SUMMATION APPROACH:

Rounded to

Land 7,225 s. f. @ \$5.47+
 Improvements 20,230 s. f. @ 1.10

\$ 39,500
 22,253
 61,753

\$61,800

MARKET COMPARISON:

Sales Most Comparable 756-11; 773-15, -16
 7,225 s. f. @ \$ 8.00

\$ 57,800

57,800

INCOME APPROACH:

Units	Actual
Store	225 (L)
Store	225 (L)
Hotel 40 rms.	1,275)
2 rm. apt.	50)

Fair
\$ 225
225

Total Monthly
\$ 225
225
275

725 x 80

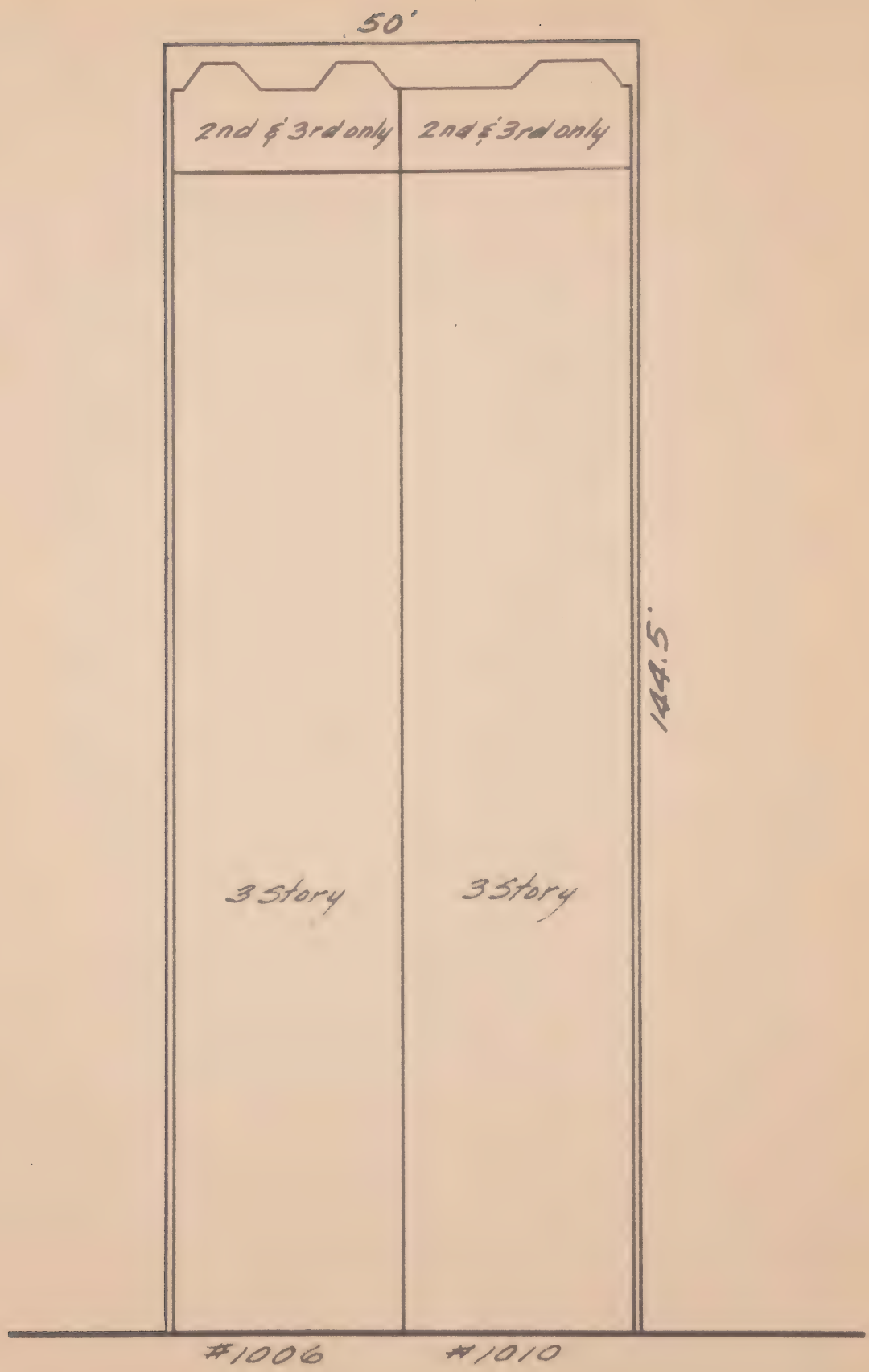
58,000

LAND
 IMPROVEMENTS

\$ 39,500
 20,500

MARKET VALUE OF PROPERTY \$

60,000



FILLMORE STREET



APPRAISAL

65
57-9

OWNER: Henry Ong et al
PROPERTY ADDRESS: 1014-16 Fillmore

PARCEL NO. 773-17
DATE ACQ: 1-2-62

OWNER'S ADDRESS: Unknown

IRS: \$37.40
CONSID: \$35,000
BEST USE: Same

ZONING: C-2

PRESENT USE: Store/Apt.

ASSESSED VALUE: Land \$ 5,765.00
Imps. 5,150.00
\$ 10,915.00

TAXES: \$ 907.04

LAND: DIMENSION 25 x 137.5 = 3,437

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

1 and 3 st. fr. str. with 1 store on 1st flr. and 1-2 rm. and 1-3 rm. ea. on 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	3,437 s.f. @ \$5.53±	\$ 19,000	
Improvements	6,148 s.f. @ 2.75	16,907	
		<u>35,907</u>	\$35,900

MARKET COMPARISON:

Sales Most Comparable	773-3		
	3,437 s.f. @ \$ 10.00	\$ 34,370	34,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Cleaners	175		200	
2-2 rm.	40	50	100	
2-3 rm.	40-44	65	130	
			<u>430</u> x 85 =	
			36,550	36,600

The following machinery inventory is included for information purposes. The appraisers offers no opinion as to whether it is personal or real property. The present "in-place" value of equipment is \$11,200.

LAND	\$ 19,000
IMPROVEMENTS	<u>16,000</u>
MARKET VALUE OF PROPERTY	\$ 35,000

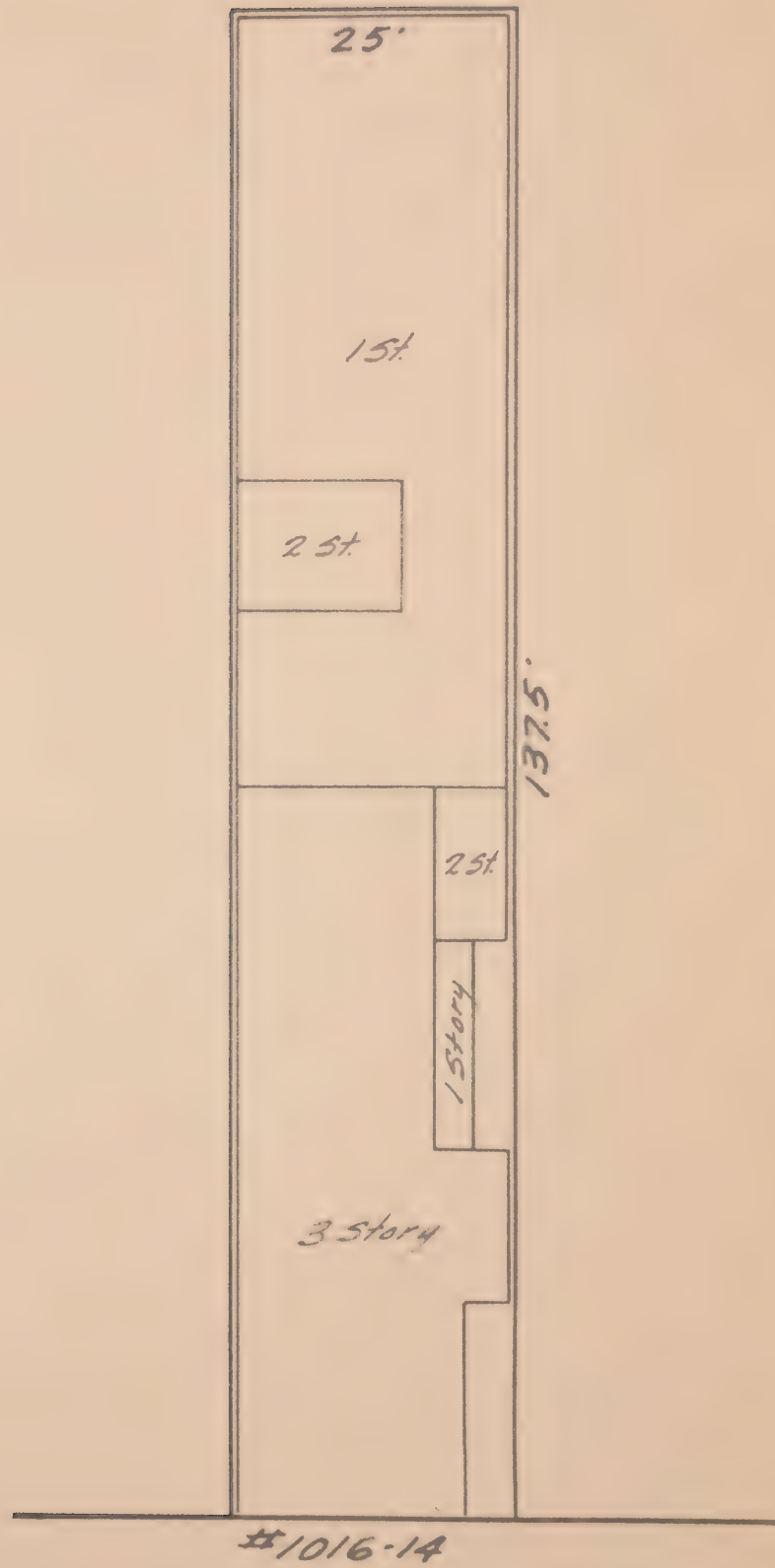
PARCEL NO: 773-17

EQUIPMENT

1014 Fillmore St. - Budget Cleaners

Item of dry cleaning equipment:

Dry cleaning machine and reclaimer, boiler, pressers,
puffers, finishers, spotters and racks \$11,200.00



FILLMORE STREET



APPRAISAL

65
57-8

OWNER: Jew Tong Shack
PROPERTY ADDRESS: 1018-20 Fillmore

PARCEL NO. 773-18
DATE ACQ: 8-5-54

OWNER'S ADDRESS: 1030 Fillmore

IRS: \$23.65
CONSID: N.S.
BEST USE: Same

ZONING: C-2 PRESENT USE: Store/Apts.

ASSESSED VALUE: Land \$ 5,765.00
Imps. 2,250.00
\$ 8,015.00

TAXES: \$ 666.04

LAND: DIMENSION 25 x 137.5 = 3,437

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

3 st. fr. str. with 1 store on 1st flr. and 1-6 rm. apt. ea.
on 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land 3,437 s.f. @ \$5.53+
Improvements 4,874 s.f. @ 1.50

\$ 19,000
7,311
26,311

\$26,300

MARKET COMPARISON:

Sales Most Comparable 678-8; 782-30
3,437 s.f. @ \$ 7.50

\$ 25,777

25,800

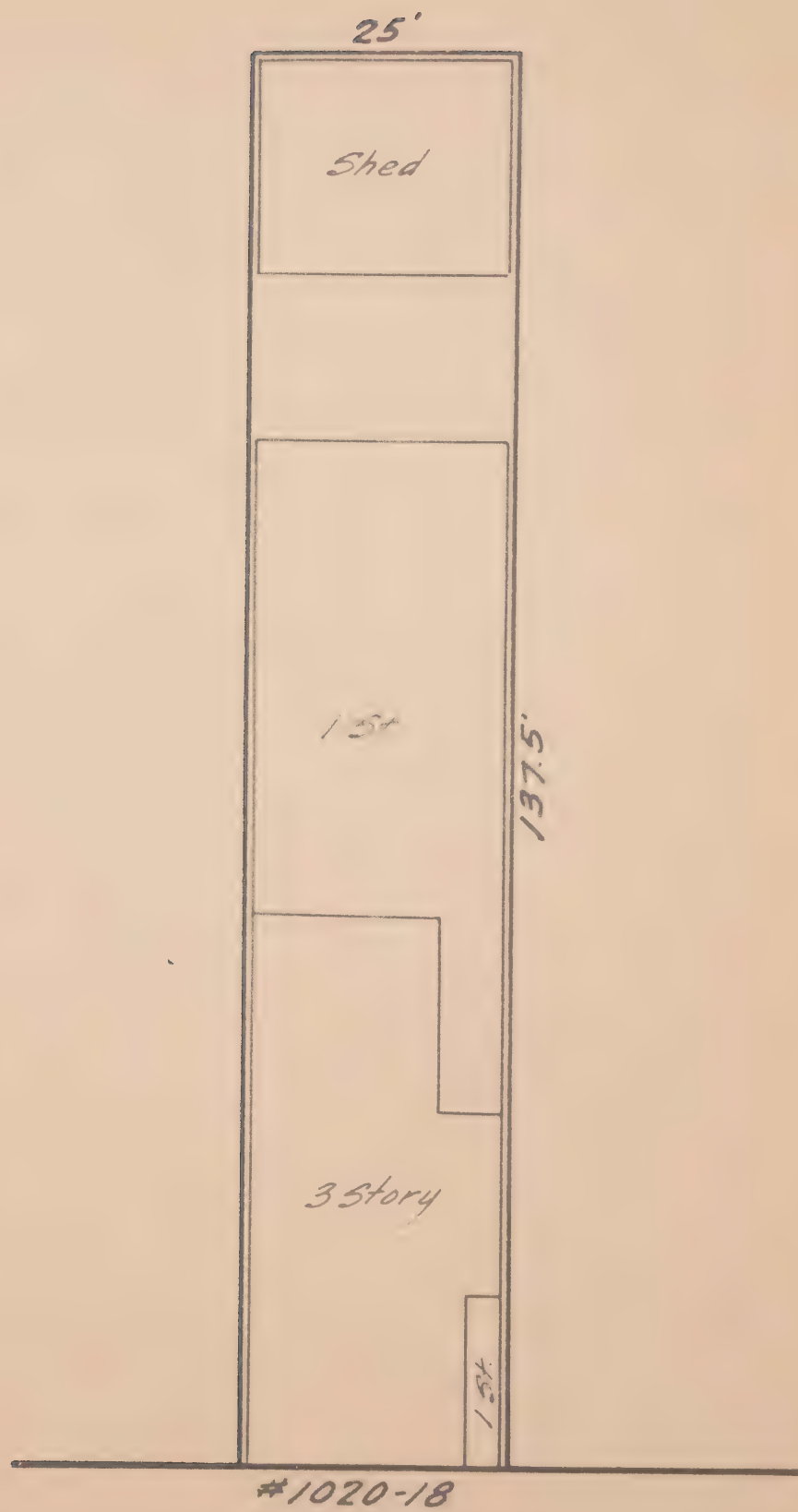
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store	175		175
6 rms.	75		75
6 rms.	75		75
			325 x 80

26,000

LAND \$ 19,000
IMPROVEMENTS 7,000

MARKET VALUE OF PROPERTY \$ 26,000



FILLMORE STREET



APPRAISAL

65
57-7

OWNER: Harold Goodman et al
PROPERTY ADDRESS: 1289-99 Golden Gate

PARCEL NO. 773-19
DATE ACQ: 1-5-80

OWNER'S ADDRESS: 646 Funston

IRS: \$86.90

ZONING: C-2

PRESENT USE: Stores/rooms

CONSID: \$79,000
BEST USE: Same

ASSESSED VALUE: Land \$ 15,760.00
Imps. 3,600.00
\$ 19,360.00

TAXES: \$ 1,608.82

LAND: DIMENSION 55 x 87.5 = 4,813

s. f.

IMPROVEMENTS: Condition Fair/Poor

Effective Age 45 +

2 st. str. with 3 stores on 1st flr. and 3-3 rm. units and 7 rms. on 2nd flr. 2nd flr. has 2 baths. Total 2nd flr. area should be considered as 2-8 rm. flats. Storage basement.

SUMMATION APPROACH:

Rounded to

Land	4,813 s.f. @ \$6.02+	\$ 29,000	
Improvements	11,478 s.f. @ 4.75	54,520	
		<u>83,520</u>	\$83,500

MARKET COMPARISON:

Sales Most Comparable 756-11

4,813 s.f. @ \$ 17.00

\$ 81,821

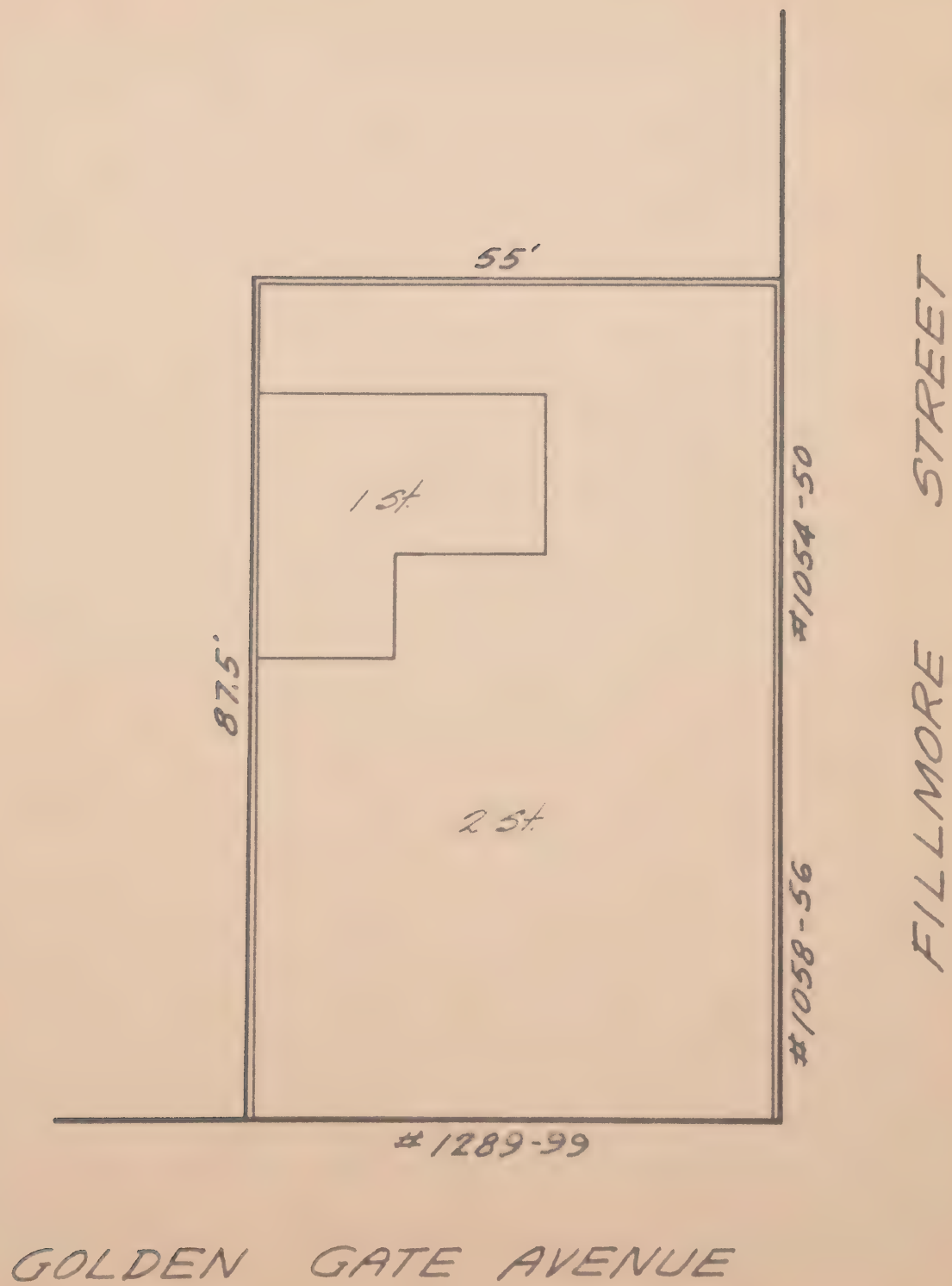
81,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Liq. Store	300		300	
Surplus Store	250		250	
Bar	Not avail.		200	
1-3 rm.	Mgr. occupied)			
1-6 rm.	90)	8 rms.	110	
7 rms.	32 ea.)	8 rms.	110	
			<u>970 x 85</u>	82,500
			\$82,450	

LAND	\$ 29,000
IMPROVEMENTS	<u>53,000</u>

MARKET VALUE OF PROPERTY \$ 82,000





APPRAISAL

65
57-6

OWNER: Jess E. Owens
PROPERTY ADDRESS: 1269-85 Golden Gate

PARCEL NO. 773-20
DATE ACQ: 9-10-61

OWNER'S ADDRESS: Unknown

IRS: \$56.65
CONSID: Trade
BEST USE: Same

ZONING: C-2

PRESENT USE: Stores/Hotel

ASSESSED VALUE: Land \$ 5,090.00
Imps. 11,150.00
\$ 16,240.00

TAXES: \$ 1,349.54

LAND: DIMENSION 82.5 x 87.5 = 7,219

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 50

1 and 3 st. fr. str. with 5 stores on 1st flr. and 38 rm. hotel on rem. 2 flrs.

SUMMATION APPROACH:

Rounded to

Land	7,219 s.f. @ \$4.98+	\$ 36,000
Improvements	10,121 s.f. @ 2.50	25,302
		<u>61,302</u>

\$61,300

MARKET COMPARISON:

Sales Most Comparable 684-24; 756-11; 773-15,-16
7,219 s.f. @ \$ 8.50 \$ 61,361

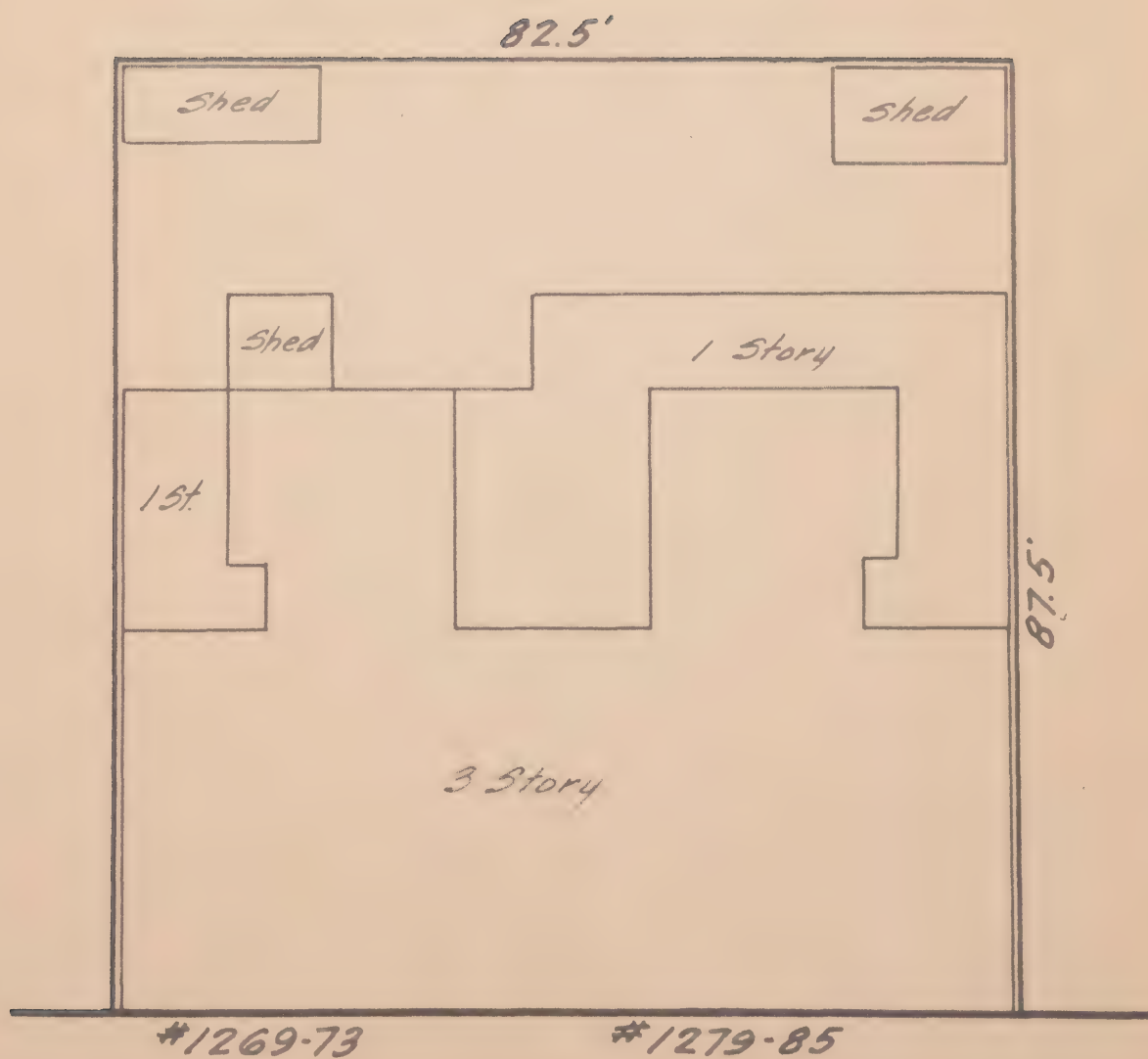
61,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
2 stores (Church)	\$142.50 (L)		150
Beauty shop	55.00 (L)		55
Church	60.00 (L)		60
Storage	50.00		50
Hotel: 38 rms.	\$25-\$48		300
			<u>615</u> x 95 =
			58,425
			58,400

LAND	\$ 36,000
IMPROVEMENTS	25,000
	<u>61,000</u>

MARKET VALUE OF PROPERTY \$ 61,000



GOLDEN GATE AVENUE



65
57-4

APPRAISAL

St. Beulah Church of God
OWNER: in Christ
PROPERTY ADDRESS: 1233-35 Golden Gate

PARCEL NO. 773-26
DATE ACQ: 10-14-60

OWNER'S ADDRESS: 1233 Golden Gate

IRS: \$36.30
CONSID: \$33,000
BEST USE: Same

ZONING: C-2 PRESENT USE: Church/apts.

ASSESSED VALUE: Land \$ 2,010.00
Imps. 5,000.00
\$ 7,010.00

TAXES: \$ 233.92

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition Good Effective Age 45 ±

1 and 2 st. str. with church on 1st flr. and 2-3 rm. apts. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$5.02+	\$ 19,000	
Improvements	4,747 s.f. @ 3.25	15,428	
		<u>34,428</u>	\$34,400

MARKET COMPARISON:

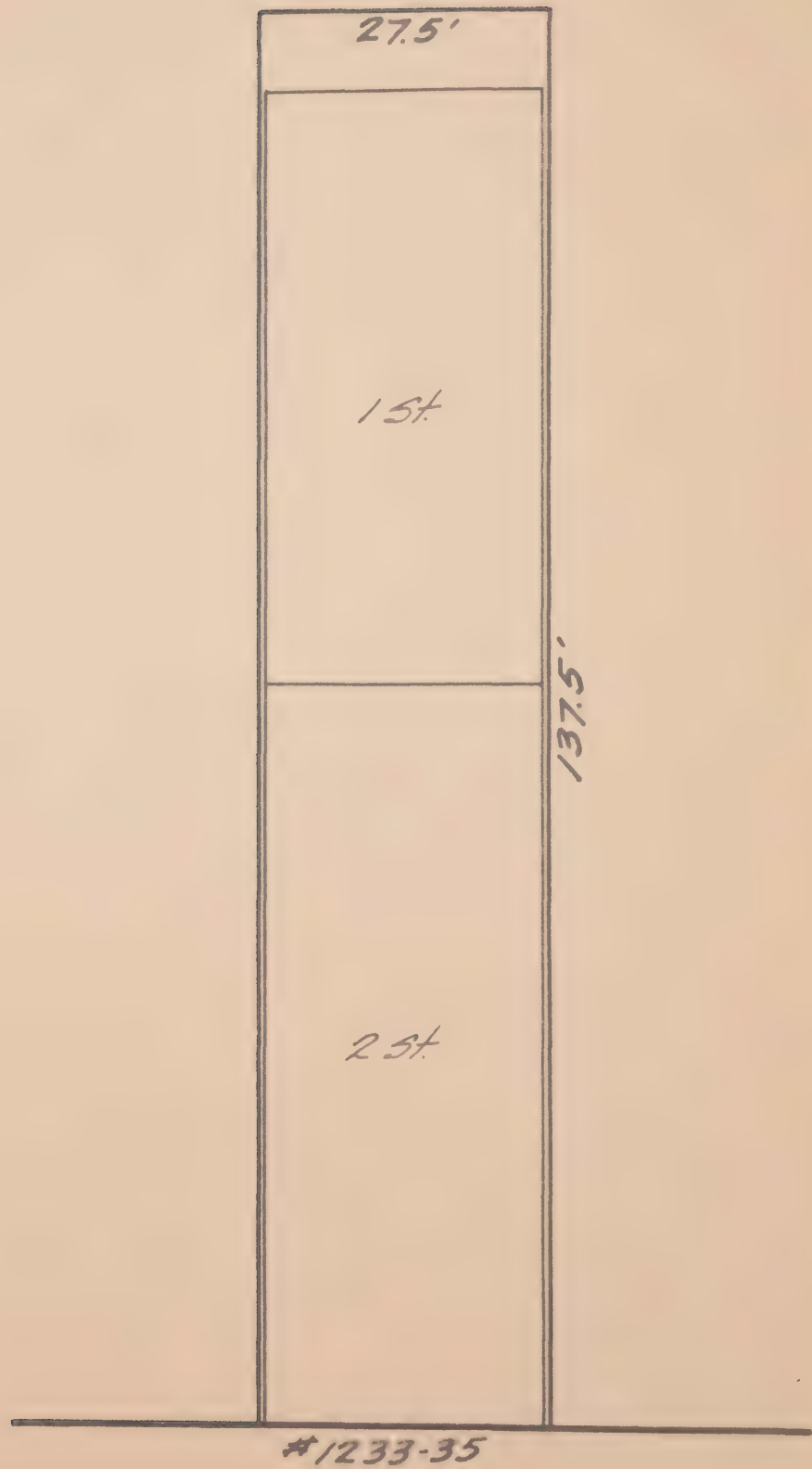
Sales Most Comparable	773-26		
	3,781 s.f. @ \$ 9.00	\$ 34,029	34,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Church	Owner		100	
2-3 rms.	60	80	160	
			<u>260</u> x 130	33,800

LAND	\$ 19,000
IMPROVEMENTS	14,500

MARKET VALUE OF PROPERTY \$ 33,500



GOLDEN GATE AVENUE



APPRAISAL

65
57-3

OWNER: Henry Rhodes
PROPERTY ADDRESS: 1225-29 Golden Gate

PARCEL NO. 773-27
DATE ACQ: 9-16-59

OWNER'S ADDRESS: Unknown

IRS: \$4.40
CONSID: \$27,000
BEST USE: Same

ZONING: C-2 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,390.00
 Imps. 4,600.00
 \$ 5,990.00

TAXES: \$ 290.44

LAND: DIMENSION 22.5 x 87.5 = 1,969 s.f.

IMPROVEMENTS: Condition Fair Effective Age 45 ±

3 st. fr. str. with brick front. 1st flr. is used as a church.
2nd flr. contains 1-2 rm. apt. and 3rd flr. contains 2-2 rm. apts.

SUMMATION APPROACH:

Rounded to

Land	1,969 s.f. @ \$5.08	\$ 10,000	
Improvements	4,767 s.f. @ 4.00	19,068	
		<u>29,068</u>	\$29,000

MARKET COMPARISON:

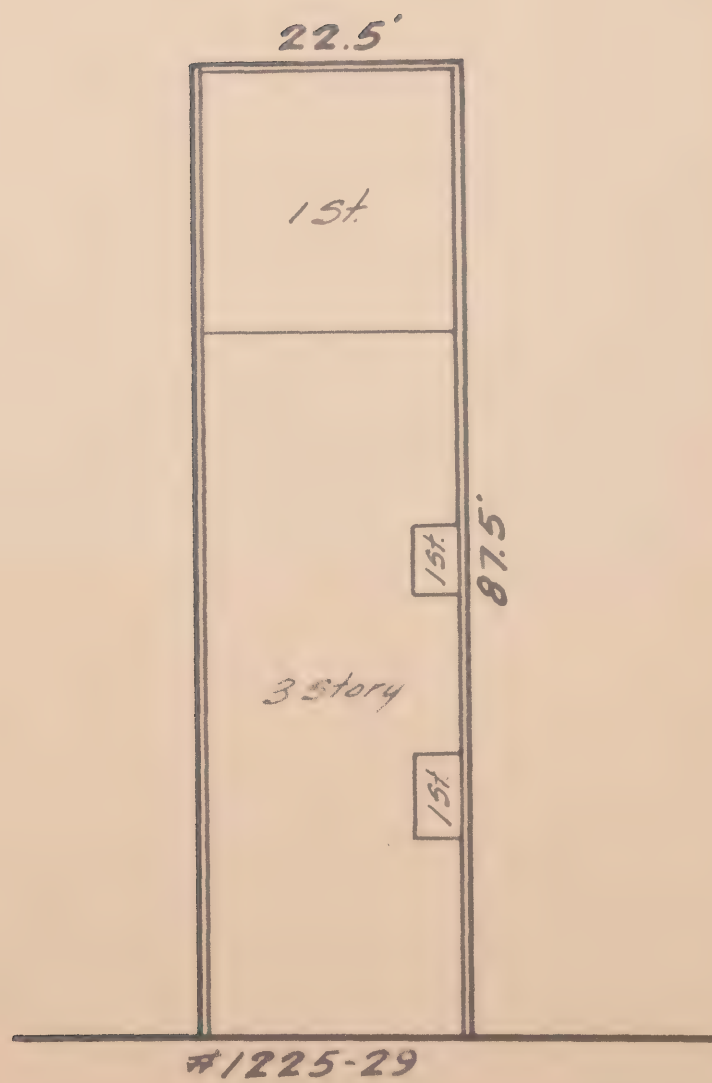
Sales Most Comparable 730-12; 782-19
1,969 s.f. @ \$ 14.50 \$ 28,550 28,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
Church	\$ No rent	\$	\$ 85	
1-4 rm.			80	
2-2 rms.	65 ea.		130	
			<u>295</u> x 100	29,500

LAND	\$ 10,000
IMPROVEMENTS	<u>19,000</u>

MARKET VALUE OF PROPERTY \$ 29,000



GOLDEN GATE AVENUE



APPRAISAL

65

52-2

OWNER: Kenneth S. Butler
PROPERTY ADDRESS: 1211 Golden Gate

PARCEL NO. 773-28
DATE ACQ: 5-5-61

OWNER'S ADDRESS: c/o Jack Jacobson Co.
41 Sutter St.
ZONING: C-2 PRESENT USE: Store

IRS: \$31.90
CONSID: \$35,000
BEST USE: Same

ASSESSED VALUE: Land \$ 2,930.00
Imps. 6,000.00
\$ 8,930.00

TAXES: \$ 742.08

LAND: DIMENSION 47.5 x 87.5 = 4,156 s.f.

IMPROVEMENTS: Condition Excellent Effective Age 35/50 ±

1 and 2 st. fr. str. with a total of 5 rms. Front portion of bldg. was constructed later than the rear 2 st. portion.

SUMMATION APPROACH:

Rounded to

Land	4,156 s.f. @ \$5.05+	\$ 21,000	
Improvements	2,318 s.f. @ 5.00	\$11,590	
	1,996 s.f. @ 2.00	3,992	
		15,582	
		36,582	\$36,600

MARKET COMPARISON:

Sales Most Comparable	773-28		
	4,156 s.f. @ \$ 8.50	\$ 35,326	35,300

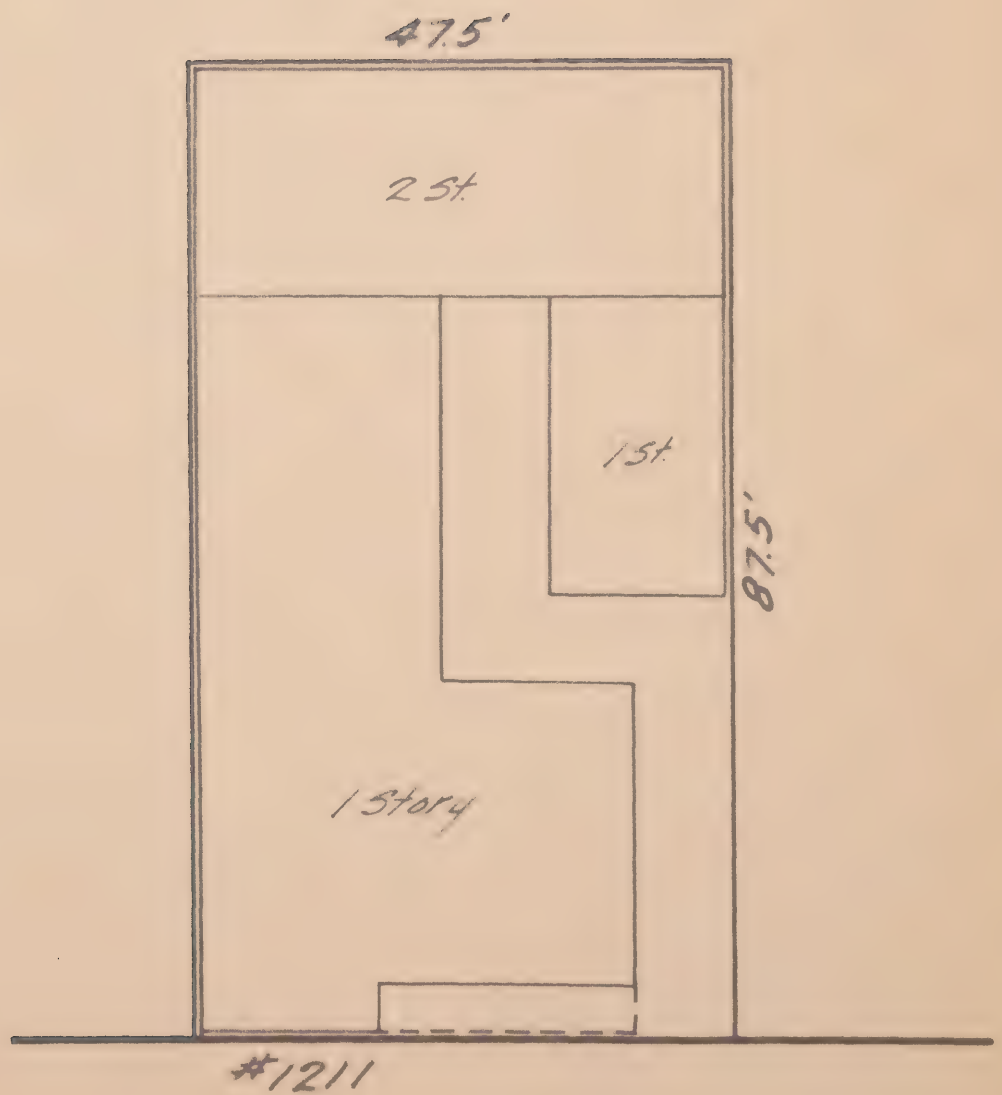
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
	275 (L)		350 x100
			35,000

Existing lease rental was considered to be lower than economic rent, reflecting a bonus value for the remaining life of the lease.

LAND	\$ 21,000
IMPROVEMENTS	14,500

MARKET VALUE OF PROPERTY \$ 35,500



GOLDEN GATE AVENUE

BLOCK 774

BLOCK 774

	NAME	LAND	IMPS	TOTAL
-2	Gus Joseph	\$ 36,000	\$ 30,500	\$ 66,500
-3	F.M. Moore	33,000	47,000	80,000
-4	Est. Essie B. Stephenson	31,000	8,500	39,500
-5	Zelma B. Jackson	24,500	47,500	72,000
-6	Walter Allen	35,500	25,500	61,000
-7A,-8	Irving N. Berlin	38,000	75,000	113,000
-9	Claude Ruffin	13,500	7,500	21,000
-10	Lloyd C. Edwards	13,500	38,500	52,000
-11	Amos A. Stewart	13,500	6,500	20,000
-12	Geroge Pon	16,500	23,500	40,000
-13	Richard A. Koch	17,000	20,500	37,500
-14	Joseph A. Leberman	13,500	56,500	70,000
-14A	Primitino Corral	41,000	9,000	50,000
-15	2nd Union Baptist Church	19,000	3,500	22,500
-16	R.U. Evjinth	19,000	1,000	20,000
-17	Little Manger Church of God in Christ	19,000	1,000	20,000
-18	Emitt T. Kennedy	<u>19,000</u>	<u>8,000</u>	<u>27,000</u>
		\$402,500	\$409,500	\$812,000



APPRaisal

58-19

OWNER: Gus Joseph
PROPERTY ADDRESS: 1019-31 Fillmore

PARCEL NO. 774-2
DATE ACQ: 5-6-57

OWNER'S ADDRESS: 110 Sutter

IRS: 70.95
CONSID: 64,500 Ind
BEST USE: Same

ZONING: 0-2 PRESENT USE: Stores/Hotel

ASSESSED VALUE: Land \$ 14,605
Imps. 8,000
\$ 22,605

TAXES: \$ 1,878.48

LAND: DIMENSION 75 x 87.5 = 6,563 s.f.

IMPROVEMENTS: Condition Poor Effective Age 60 ±

3 story frame structure with 3 stores on the 1st floor, 4 - 2rm apts and 11 single rooms on the 2nd floor, and 4 - 2rm apts and 12 single rooms on the 3rd floor. 2nd & 3rd floors are managed by tenant under lease.

SUMMATION APPROACH:

Rounded to

Land	6,563 s.f. @ \$5.49 [±]	\$ 36,000	
Improvements	17,590 s.f. @ 1.75	30,783	
		66,783	66,800

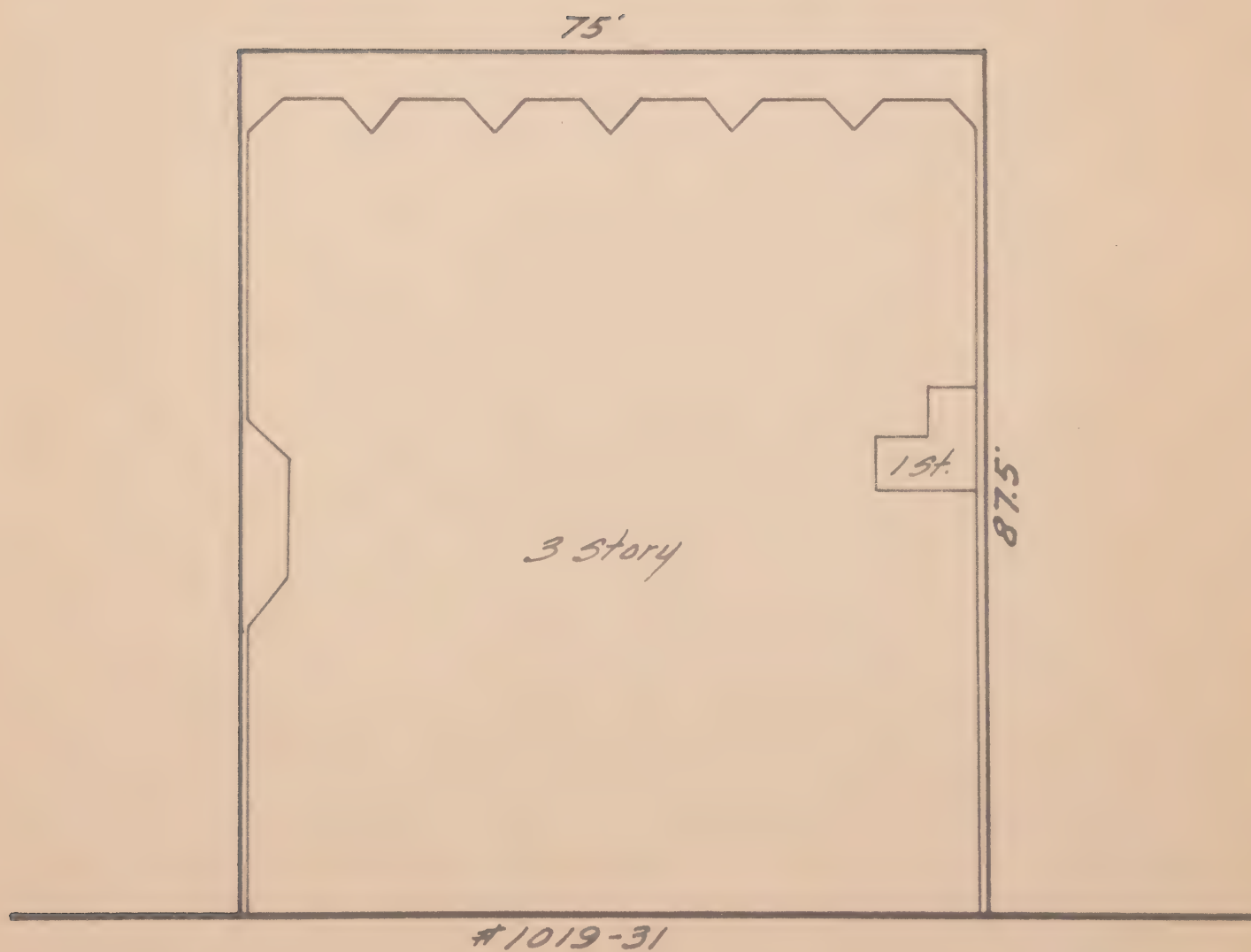
MARKET COMPARISON:

Sales Most Comparable	756-11, 773-15,-16		
	6,563 s.f. @ \$10.00	\$ 65,630	65,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Bank	Not Avail.		200
Cafe	125 (L)		125
Market	155 (L)		155
Hotel			
8-2rms			
23-rooms	300 (L)		300
			780 x 85 = 66,300

LAND	\$ 36,000
IMPROVEMENTS	30,500
MARKET VALUE OF PROPERTY \$	66,500



FILLMORE STREET



APPRAISAL

58-18

OWNER: F.M. Moore
PROPERTY ADDRESS: 1001-15 Fillmore

PARCEL NO. 774-3
DATE ACQ: Prior 1955

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: C-2 PRESENT USE: Stores/Apt.

ASSESSED VALUE: Land \$ 15,095
Imps. 11,800
\$ 26,895

TAXES: \$ 2,234.98

LAND: DIMENSION 62.5 x 87.5 = 5,469 s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±
3 story structure with 3 stores on the 1st floor, 2 -
6rm and 1 - 7rm units each on 2nd and 3rd floors.

SUMMATION APPROACH:

Rounded to

Land	5,469 s.f. @ \$6.03 ±	\$ 33,000	
Improvements	15,704 s.f. @ 3.00	47,112	
		<u>80,112</u>	80,100

MARKET COMPARISON:

Sales Most Comparable 756-11
5,469 s.f. @ \$14.50 \$ 79,300 79,300

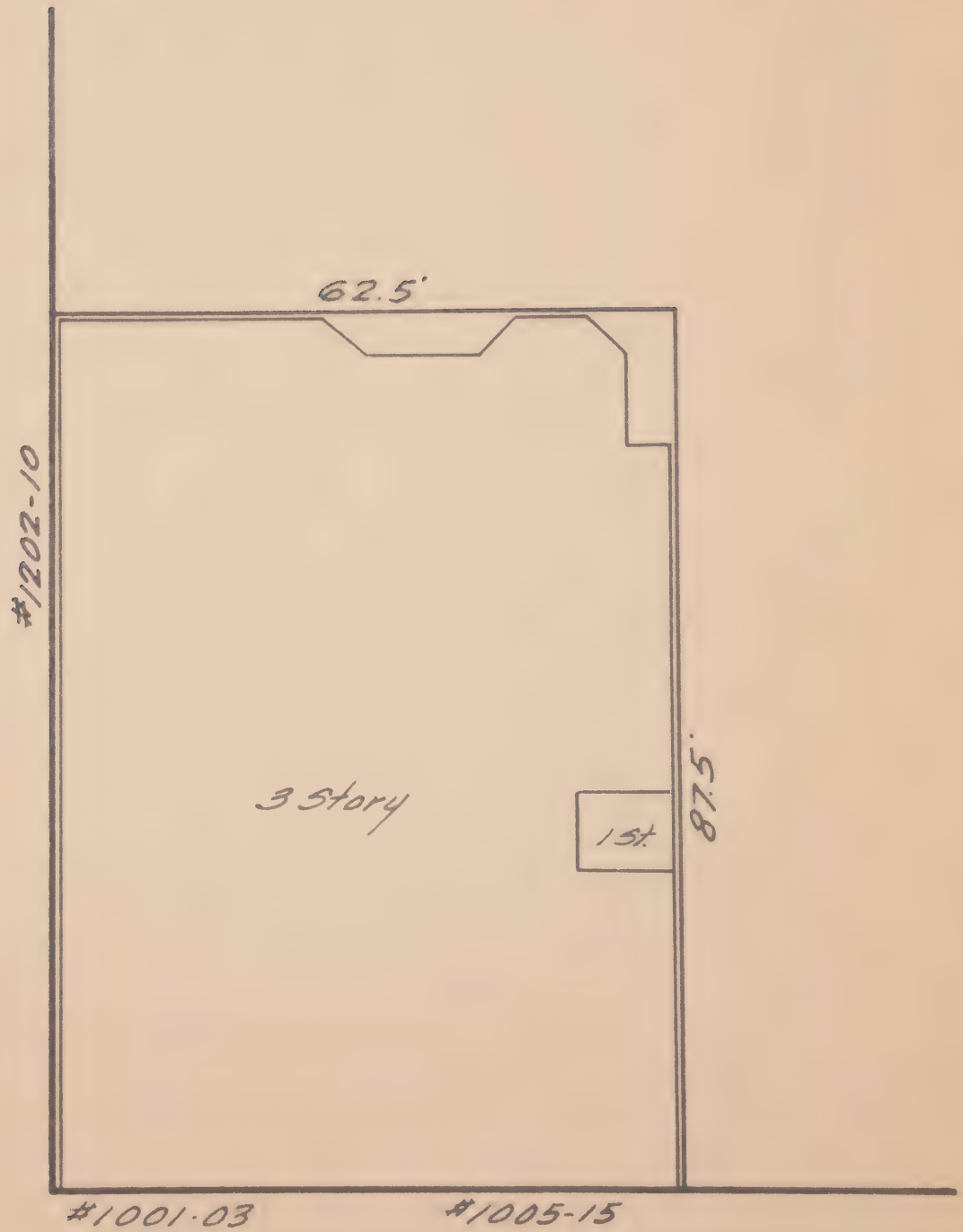
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Liq.Str	Not Avail.		250
Laundromat	" "		100
Cafe	" "		100
4-6rms	85	85	340
2-7rms	Not Avail.	90	180
			<u>970 x 85 =</u>
			82,450 82,500

LAND \$ 33,000
IMPROVEMENTS 47,000

MARKET VALUE OF PROPERTY \$ 80,000

Mc ALLISTER STREET



FILLMORE STREET



APPRAISAL

66
58-17

OWNER: Heirs & devisees of Est.
Essie B. Stephenson
PROPERTY ADDRESS: 1226-30 McAllister

PARCEL NO.
DATE ACQ:

774-4

OWNER'S ADDRESS: 125 Cambon Dr.

IRS: No
CONSID: Same
BEST USE:

ZONING: C-2 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 3,090
Imps. 5,800
\$ 8,890

TAXES: \$ 738.76

LAND: DIMENSION 50 x 137.5 6,875 s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±

3 story frame structure with 2 basement stores and basement storage, and 19 house-keeping rooms on the remaining floors. 1st floor also contains 1 -1rm apt. with bath, occupied by mgr. All tenants share hall bath, except 2 rooms on 3rd floor which have private baths.

SUMMATION APPROACH:

Rounded to

Land	6,875 s.f. @ \$4.51±	\$ 31,000	
Improvements	8,729 s.f. @ 1.00	8,729	
		<u>39,729</u>	39,700

MARKET COMPARISON:

Sales Most Comparable

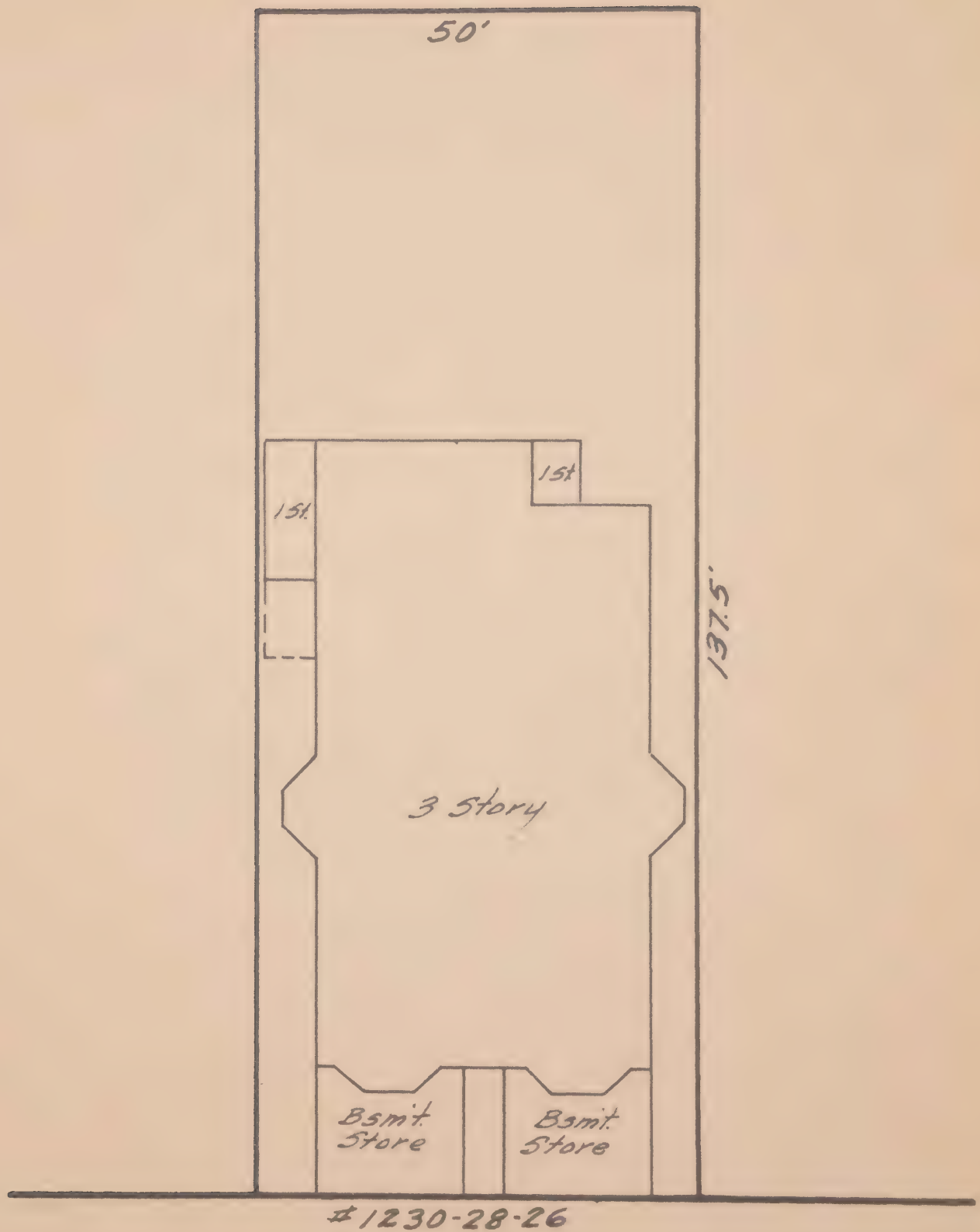
6,875	s.f. @ \$5.75	\$ 39,531	39,500
-------	---------------	-----------	--------

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	75		75	
Store	75		75	
1-1rm	Mgr.		10	
19-rms	40-65	(5-rooms	75	
		(7-rooms	90	
		(7-rooms	90	
			<u>415</u> x 95 =	
			39,425	39,400

LAND	\$ 31,000
IMPROVEMENTS	<u>8,500</u>

MARKET VALUE OF PROPERTY \$ 39,500



McALLISTER STREET



APPRAISAL

58-16

OWNER: Zelma B. Jackson et al
PROPERTY ADDRESS: 1240 McAllister

PARCEL NO. 774-5
DATE ACQ: 8-2-60

OWNER'S ADDRESS: 1240 McAllister

IRS: 21.45
CONSID: 79.500 Ind.
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts

ASSESSED VALUE: Land \$ 2,480
Imps. 10,600
\$ 13,080

TAXES: \$ 1,086.94

LAND: DIMENSION 40 x 137.5 = 5,500 s.f.

IMPROVEMENTS: Condition Good Effective Age 50 ±

3 story frame 12 unit apt. building with full storage basement.
Each floor contains 4 - 2room units. Interior has recently
been painted.

SUMMATION APPROACH:

Rounded to

Land	5,500 s.f. @	\$4.45 ±	\$	24,500	
Improvements	10,968 s.f. @	4.50		49,356	
				<u>73,856</u>	73,900

MARKET COMPARISON:

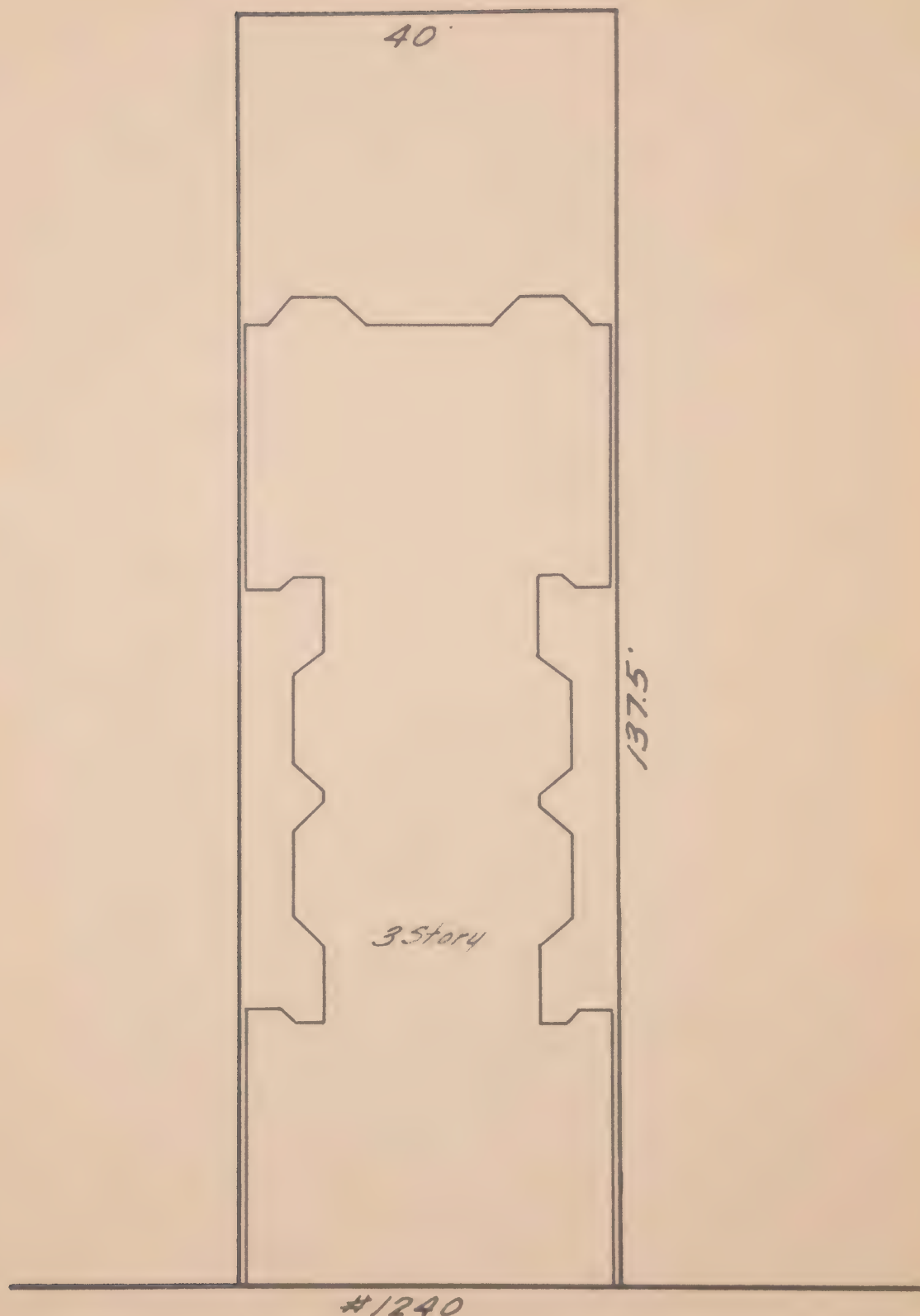
Sales Most Comparable	774-14		
5,500	s.f. @ \$13.00	\$	71,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
12-2rms	70		840 x 85
			71,400

LAND	\$	24,500
IMPROVEMENTS		<u>47,500</u>

MARKET VALUE OF PROPERTY \$ 72,000



McALLISTER STREET



APPRAISAL

66
58-15

OWNER: Walter Allen
PROPERTY ADDRESS: 1250 McAllister

PARCEL NO. 774-6
DATE ACQ: 1946

OWNER'S ADDRESS: 525 Rockdale 9

ZONING: R-4 PRESENT USE: Garage

IRS:
CONSID: Decreee
BEST USE: Same

ASSESSED VALUE: Land \$ 3,560
Imps. 13,500
\$ 17,060

TAXES: \$ 1,417.68

LAND: DIMENSION 57.5 x 137.5 = 7,906 s.f.

IMPROVEMENTS: Condition Good Effective Age 35±

A 2 story reinforced concrete storage garage with basement.
It is used for vehicle storage and repair. Fair maintenance
but little renovation.

SUMMATION APPROACH:

Rounded to

Land	7,906 s.f. @ \$4.49±	\$ 35,500	
Improvements	15,812 s.f. @ 1.50	\$23,718	
	Basement	<u>2,000</u>	
		25,718	
		<u>61,218</u>	61,200

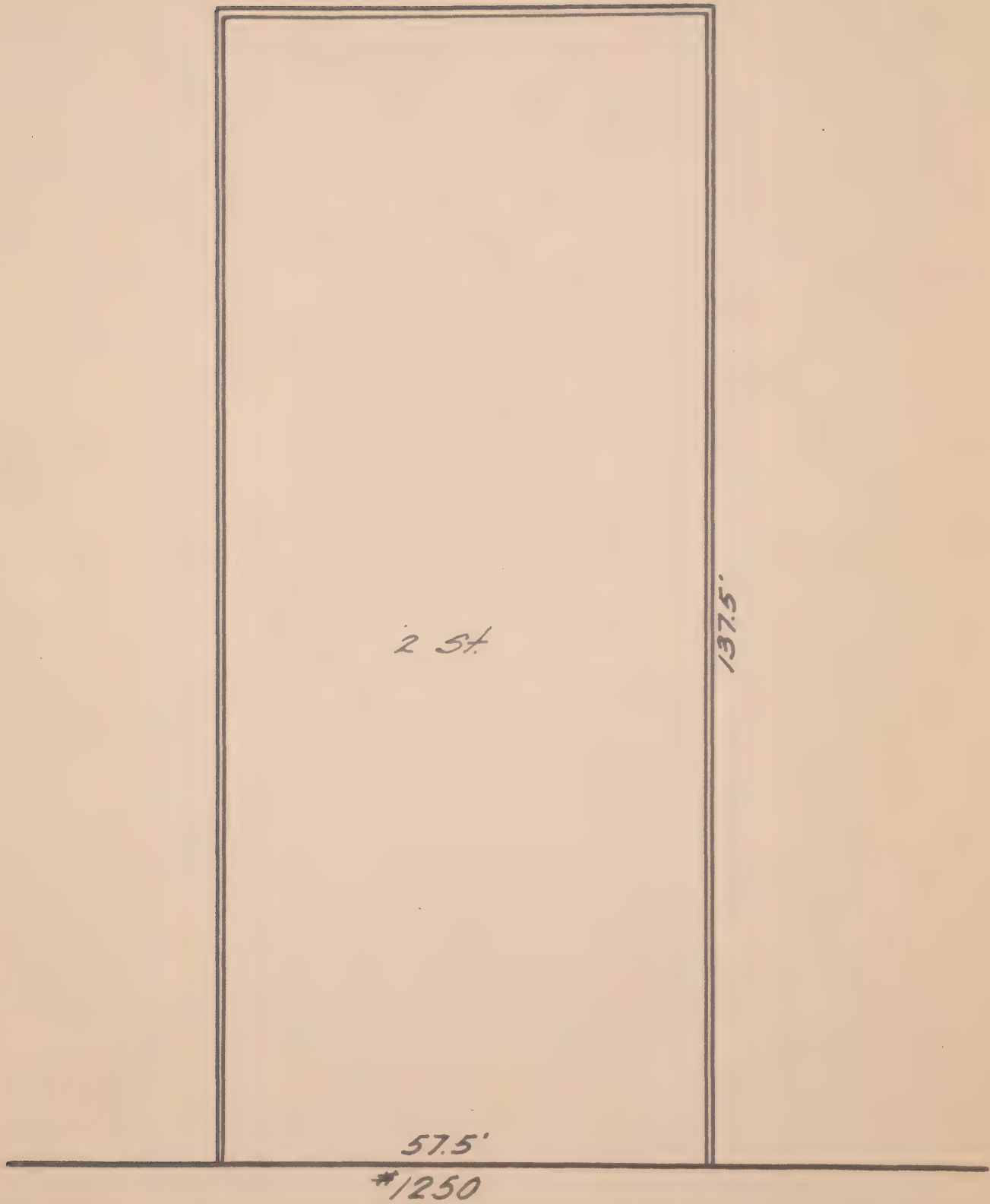
MARKET COMPARISON:

Sales Most Comparable	671-4		
	7,906 s.f. @ \$ 7.50	\$ 59,295	59,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Entire	(L) 400		600 x 100
			60,000
Equipment	22,520		

LAND	\$ 35,500
IMPROVEMENTS	<u>25,500</u>
MARKET VALUE OF PROPERTY \$	61,000





APPRAISAL

OWNER: Irving N. Berlin
PROPERTY ADDRESS: 1264-66 McAllister

PARCEL NO. 774-7A,-8
DATE ACQ: 2-26-62

OWNER'S ADDRESS: 731 Buena Vista

IRS: 25.30

ZONING: R-4

PRESENT USE: Store/apt.9

CONSID: Trade

BEST USE: Same

ASSESSED VALUE: Land \$ 4,000
Impe. 15,750
\$ 19,750

TAXES: \$ 1,641.22

LAND: DIMENSION 40 x 137.5 (7A) 8,415 s.f.
26.5 x 110 (8)

IMPROVEMENTS: Condition Fair Effective Age 55±

(7A) 3 story frame 14 unit apt. bldg., with 2 basement stores;
1st floor contains 1 - 4rm apt and 3 - 2rm apts. 2nd & 3rd floors
contain 5 - 3rm units each.

(8) 3 story frame structure with store on the 1st floor, and
1 - 7rm flat on each floor. Each floor is rented out as 4 -
1rm and 1 - 2rm units.

SUMMATION APPROACH:

Rounded to

Land 8,415 s.f. @ \$4.52± \$ 38,000

Improvements

(7A) 12,546 s.f. @ 4.50 \$56,457
(8) 7,302 s.f. @ 2.50 18,255

74,712
112,712

112,700

MARKET COMPARISON:

Sales Most Comparable 1153-8

8,415 s.f. @ \$ 13.50

\$ 113,603

113,700

INCOME APPROACH:

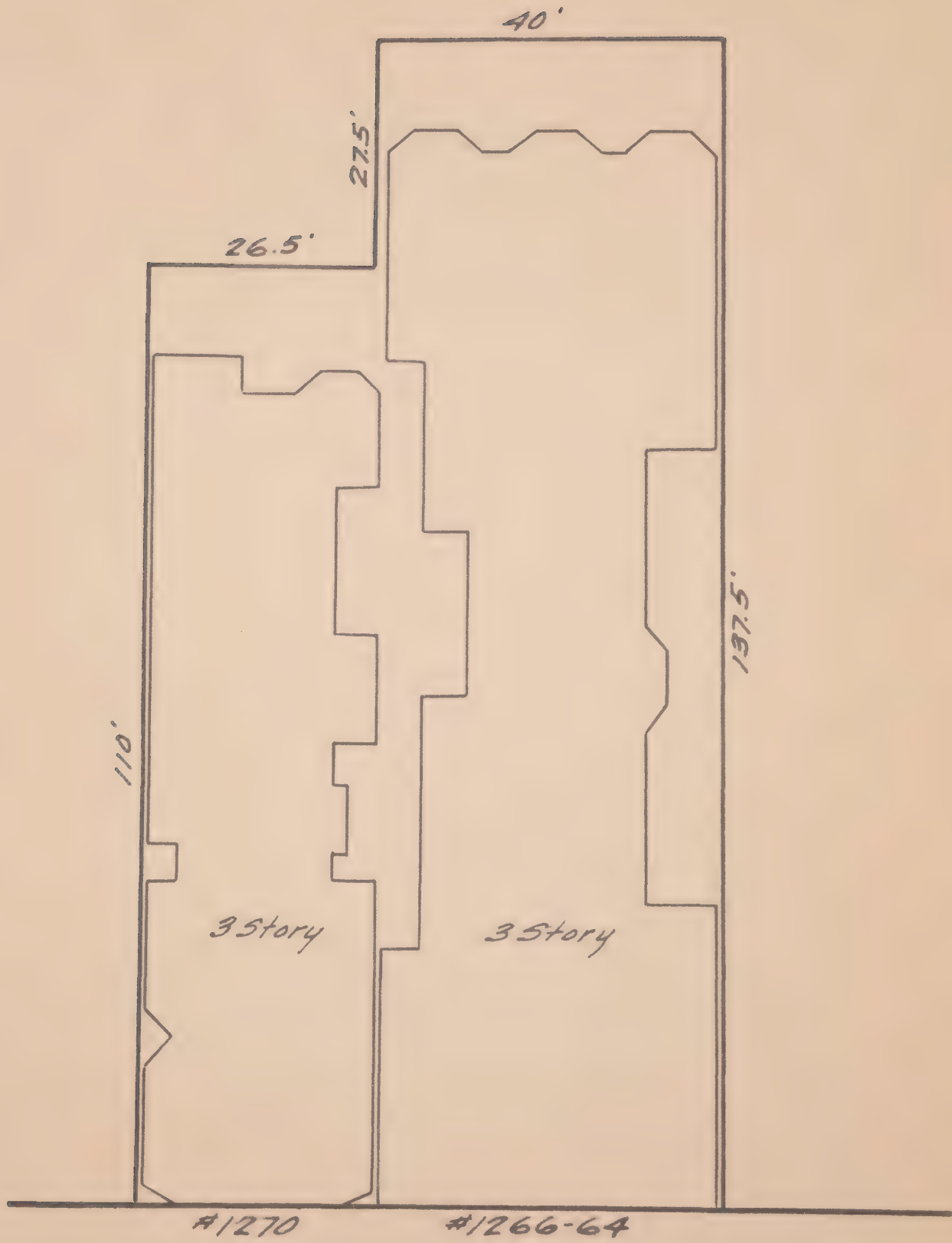
Units	Actual	Fair	Total Monthly
	\$	\$	\$
Beauty Shop	55(L)		55
Empl. Agent	45(L)		45
1-4rm	35		80
7(A)			
3-2rm	65		195
10-3rm	75		750
8			
	52.50		1,125
3-2rm	55-75		75
Store			75
			75
			225
			1,350 x 85 =
			114,750

114,800

LAND \$ 38,000
IMPROVEMENTS 75,000

113,000

MARKET VALUE OF PROPERTY \$



McALLISTER STREET



APPRAISAL

58-13

OWNER: Claude Ruffin
PROPERTY ADDRESS: 1274-76 McAllister

PARCEL NO. 774-9
DATE ACQ: 1955

OWNER'S ADDRESS: 1274 McAllister

IRS: No
CONSID: Decree
BEST USE: Apts .

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,540
Impr. 2,900
\$ 4,440

TAXES: \$ 368.96

LAND: DIMENSION 27 x 110 = 2,970 s. f.

IMPROVEMENTS: Condition Fair Effective Age 55 ±

2 story frame structure with basement, 6 rms on 1st floor and 7 rms on 2nd floor.

SUMMATION APPROACH:

Rounded to

Land	2,970 s.f. @ \$4.55±	\$ 13,500	
Improvements	3,832 s.f. @ 2.00	7,664	
		<u>21,164</u>	21,200

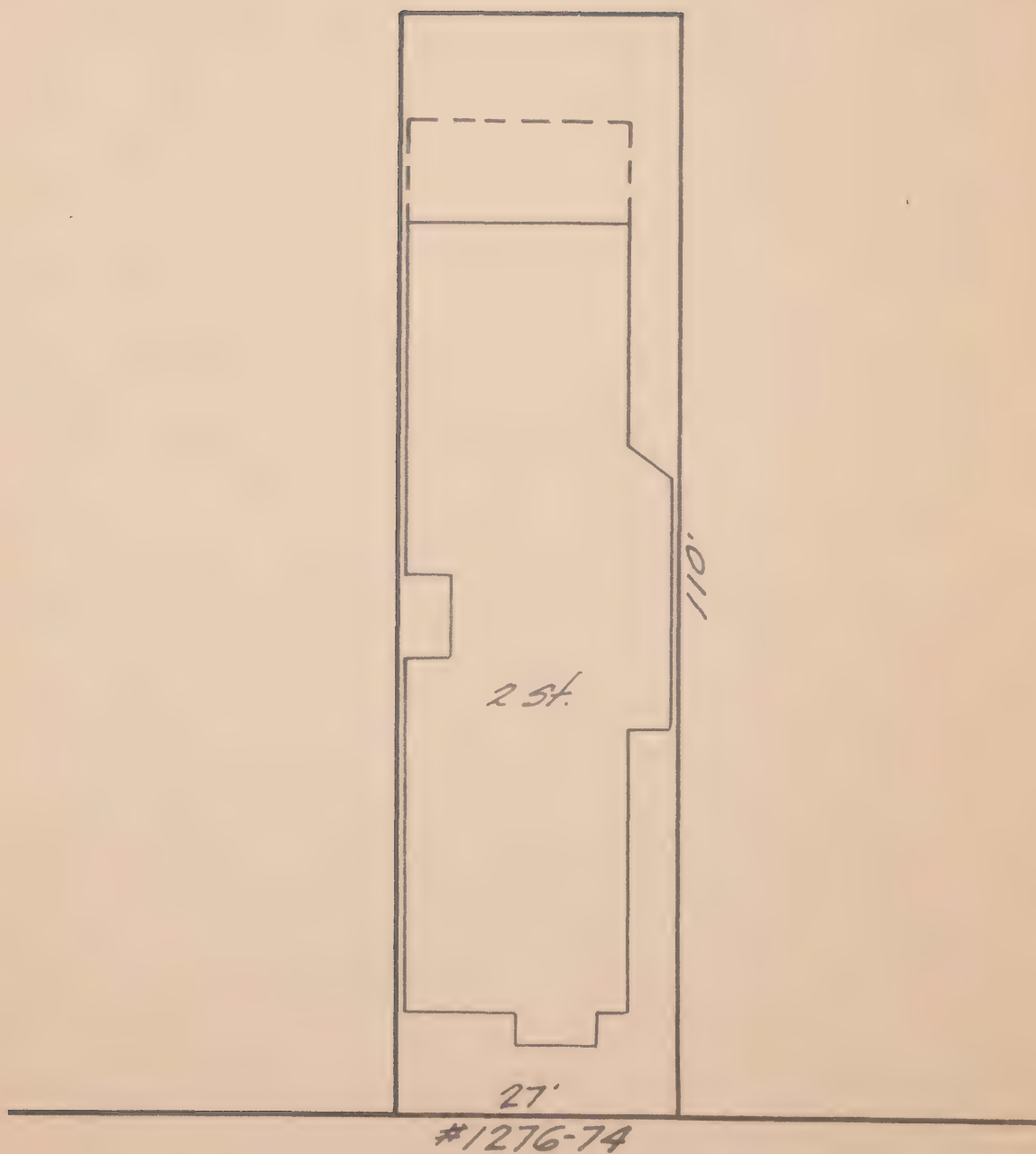
MARKET COMPARISON:

Sales Most Comparable	730-31		
	2,970 s.f. @ \$ 7.50	\$ 22,275	22,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6-rms	Owner		100	
7-rms	121		<u>110</u>	
			210 x 100	21,000

LAND	\$ 13,500
IMPROVEMENTS	<u>7,500</u>
MARKET VALUE OF PROPERTY	\$ 21,000



MCALLISTER STREET



APPRAISAL

66
58-11

OWNER: Amos A. Stewart
PROPERTY ADDRESS: 1288 McAllister

PARCEL NO. 774-11
DATE ACQ. 8-8-49

OWNER'S ADDRESS: 1288 McAllister

IRS:
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,540
Imps. 1,500
\$ 1,040

TAXES: \$ 252.62

LAND: DIMENSION 27 x 110 = 2,970

IMPROVEMENTS: Condition Fair Effective Age 55

2 story structure with basement garage and 3 rms. No entry to 1st and 2nd floors.

SUMMATION APPROACH:

Rounded

Land	2,970 s.f. @ \$4.55	\$ 13,500	
Improvements	3,530 s.f. @ 2.00	7,060	
		<u>20,560</u>	20,600

MARKET COMPARISON:

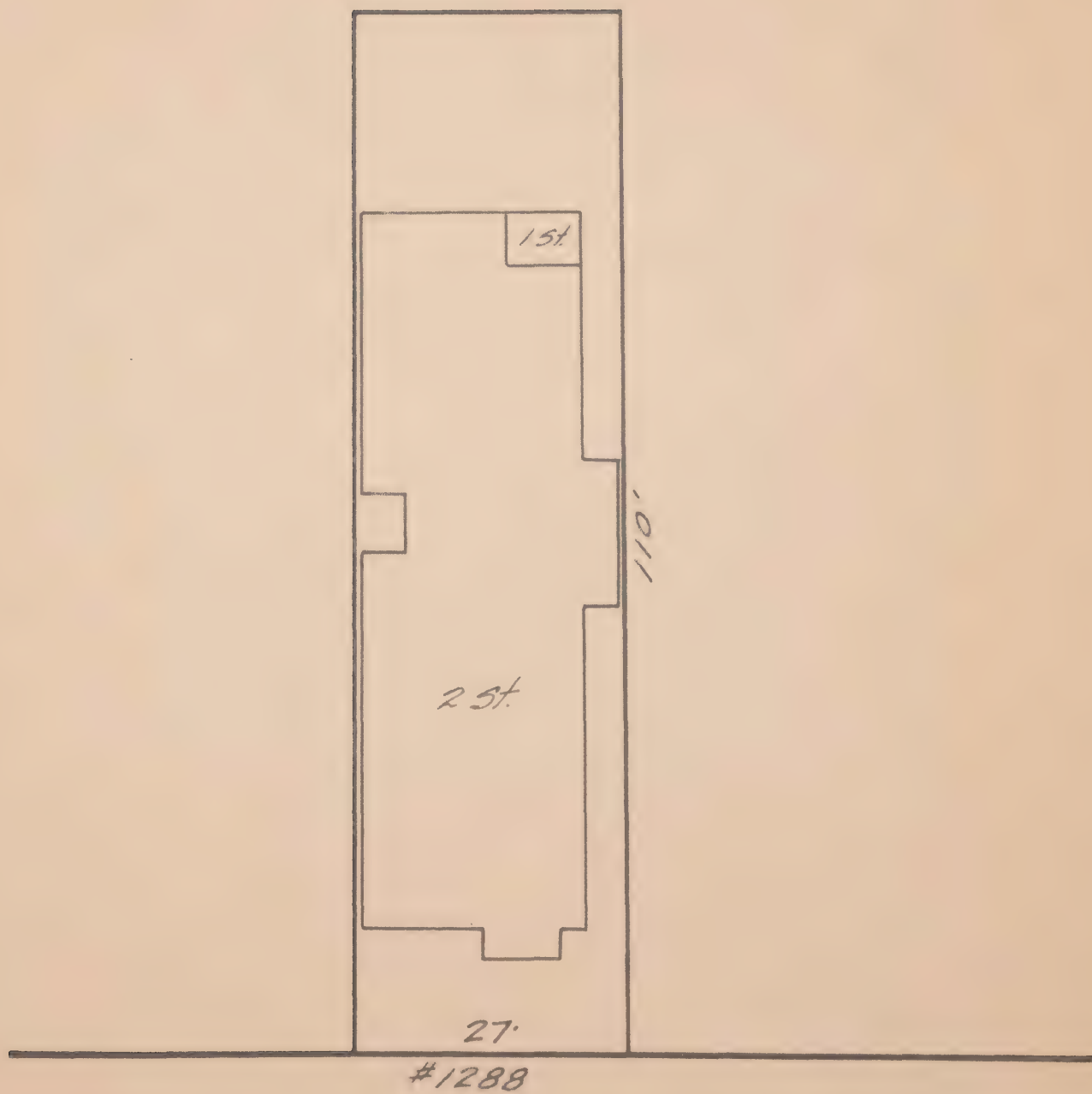
Sales Most Comparable	756-5		
2,970 s.f. @ \$ 7.00		\$ 20,790	20,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
(Estimated) Refused			
1 -6rms Refused			80
1 -6rms Refused			80
			<u>160 x 120</u>
			19,200

LAND	\$ 13,500
IMPROVEMENTS	<u>6,500</u>

MARKET VALUE OF PROPERTY \$ 20,000



McALLISTER STREET



APPRAISAL

66-58-10

OWNER: George Pon
PROPERTY ADDRESS: 1000-06 Steiner

PARCEL NO. 774-12
DATE ACQ: 8-22-47

OWNER'S ADDRESS: 278 24th St. Oakland
ZONING: R-4 PRESENT USE: Apt/store

IRS: No.
CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 2,370
Imps. 6,550
\$ 8,920

TAXES: \$ 658.16

LAND: DIMENSION 30 x 110 = 3,300 s.f.

IMPROVEMENTS: Condition Good Effective Age 40 ±

2 story frame structure which has 1 basement, store and storage area, and 1 - 3rm and 1 - 4rm apt. on the 1st floor and 2 - 4rm apts. on 2nd floor; small garage.

SUMMATION APPROACH:

Rounded to

Land 3,300 s.f. @ \$5.00+ \$ 16,500
Improvements 5,169 s.f. @ 4.55 \$23,519
Garage (sust.val.) 500
24,019
40,519

40,500

MARKET COMPARISON:

Sales Most Comparable 784-2, 738-11
3,300 s.f. @ \$12.00 \$ 39,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	95		95	
1- 3rm	80		80	
1- 4rm	owner		85	
2- 4rm	70 & 80	85	170	
			430 x 90	38,700

LAND \$ 16,500
IMPROVEMENTS 23,500

MARKET VALUE OF PROPERTY \$ 40,000

STEINER STREET

#1000-02-04-06



McALLISTER STREET



APPRAISAL

58-9

OWNER: Richard A. Koch et ux
PROPERTY ADDRESS: 1028-32 Steiner

PARCEL NO. 774-13
DATE ACQ: 3-2-45

OWNER'S ADDRESS: 125 Vale

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts

ASSESSED VALUE: Land \$ 1,390
Imps. 4,500
\$ 5,890

TAXES: \$ 489.46

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition Good Effective Age 50 ±

3 story frame and stucco structure with 6 apts and storage
basement: 1- 5rm, 2 - 4rm and 3 - 3rm units.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.50±	\$ 17,000	
Improvements	6,300 s.f. @ 3.25	20,475	
		<u>37,475</u>	37,500

MARKET COMPARISON:

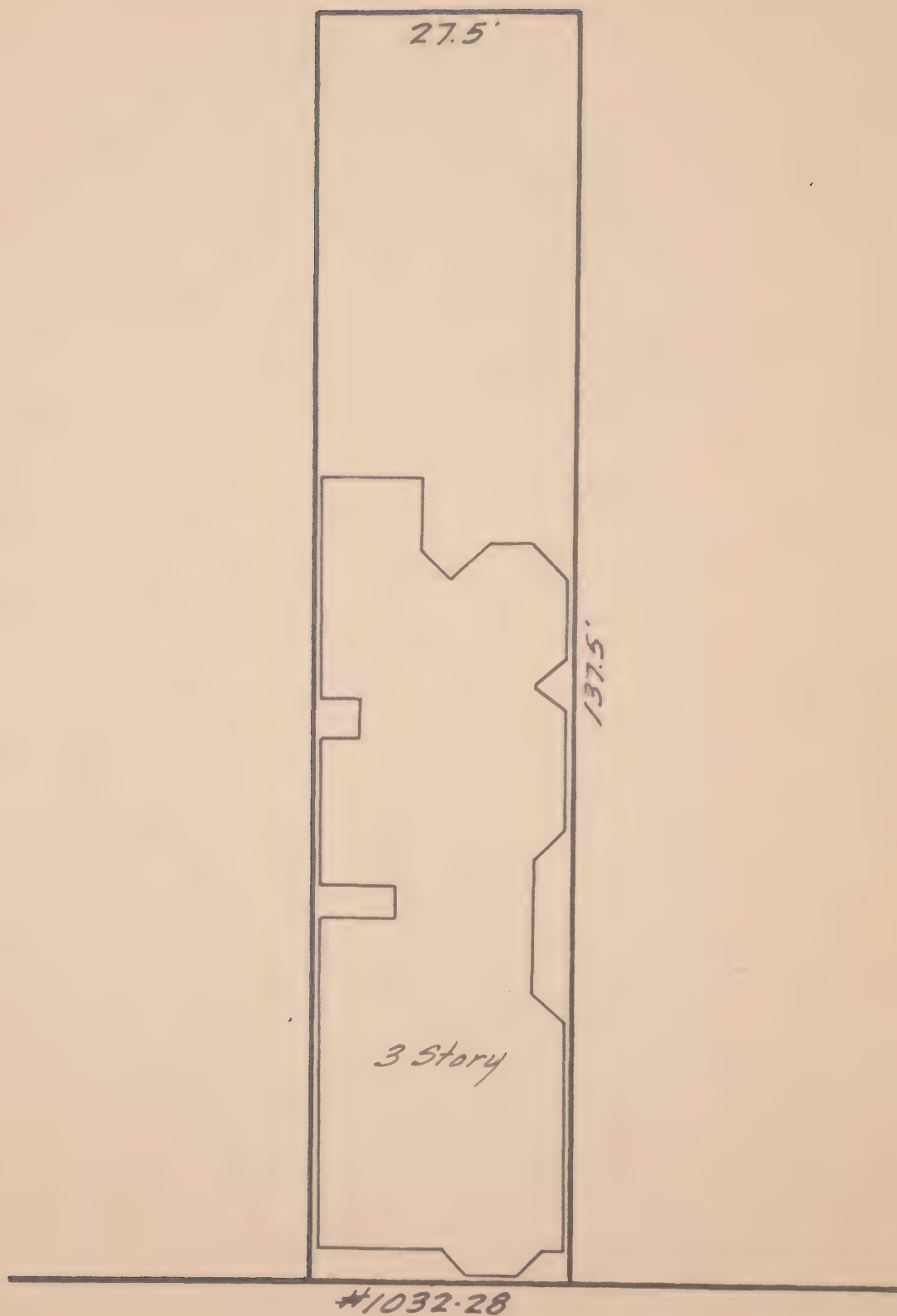
Sales Most Comparable	782-13, 729-9		
	3,781 s.f. @ \$10.00	\$ 37,810	37,800

INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$	
1 - 5rm	78.00	75	75	
2 - 4rm	67 to 69	70	140	
3 - 3rm	55 to 65	65	195	
			<u>410 x 90</u>	36,900

LAND	\$ 17,000
IMPROVEMENTS	<u>20,500</u>

MARKET VALUE OF PROPERTY \$ 37,500



STEINER STREET



APPRAISAL

OWNER: Primitino Corral et ux
 PROPERTY ADDRESS: 1375 Golden Gate

PARCEL NO. 774-14B
 DATE ACQ: 1945

OWNER'S ADDRESS: 1872 Alemany

IRS: No
 CONSID: U.S.
 BEST USE: Comm

ZONING: C-2 PRESENT USE: Garage

ASSESSED VALUE: Land \$ 3,650
 Imps. 4,700
 \$ 8,350

TAXES: \$ 693.88

LAND: DIMENSION 58.917 x 137.5 = 8,101 s.f.

IMPROVEMENTS: Condition Fair Effective Age 45

1 story brick garage structure.

SUMMATION APPROACH:

Rounded to

Land	8,101 s.f.	\$5.06 [±]	\$41,000	\$ 41,000	
Improvements	8,100 s.f.	1.25		10,125	
				<u>51,125</u>	51,100

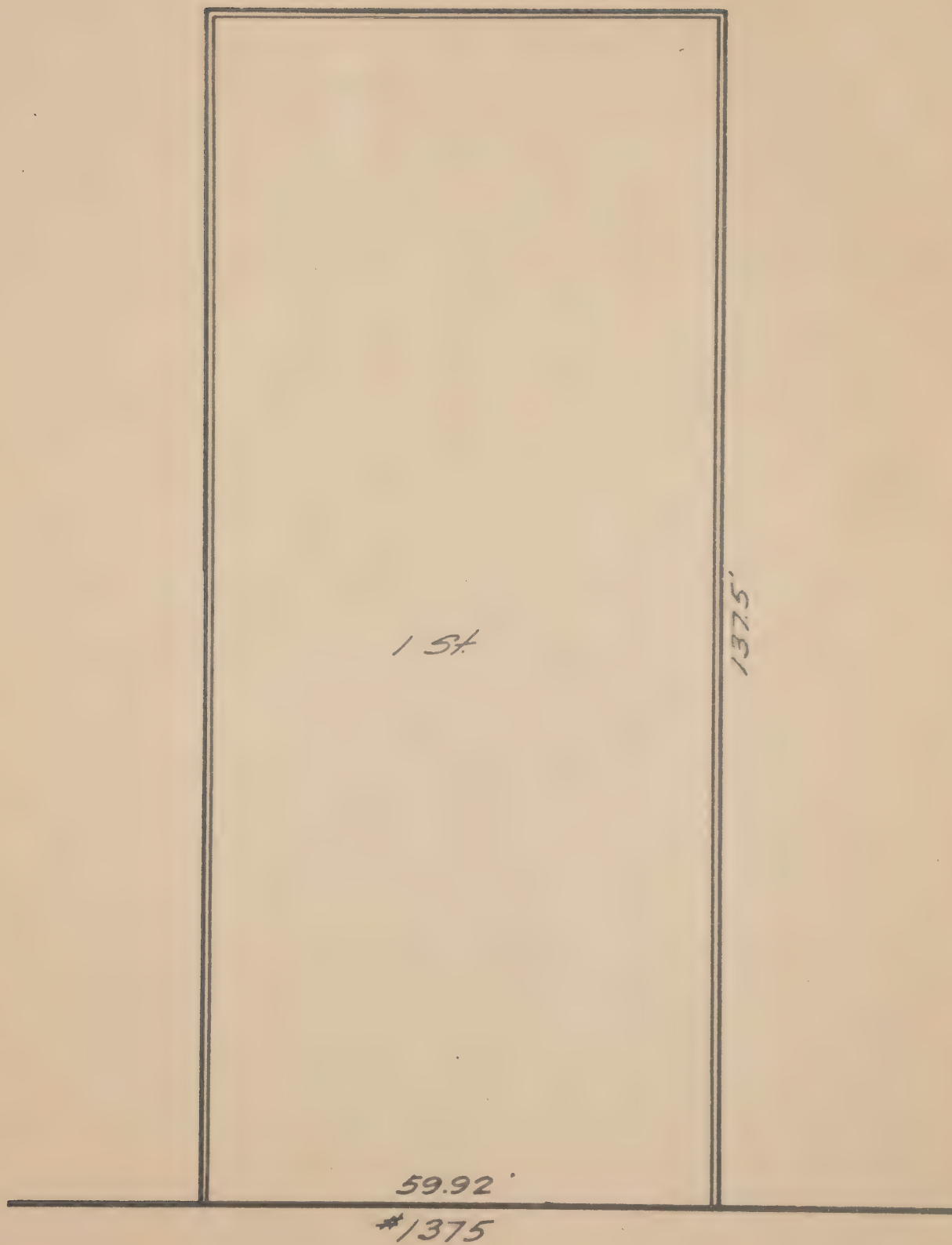
MARKET COMPARISON:

Sales Most Comparable	671-4			
	8,101 s.f.	@ \$ 6.00	\$ 48,606	48,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
200	(L)		200	
300	(L)		<u>300</u>	
			500 x 100	50,000

LAND	\$ 41,000
IMPROVEMENTS	<u>9,000</u>
MARKET VALUE OF PROPERTY	\$ 50,000



GOLDEN GATE AVENUE



APPRAISAL

66
58-5

OWNER: 2nd Union Baptist Church of S.F.
PROPERTY ADDRESS: 1363-65 Golden Gate

PARCEL NO. 774-15
DATE ACQ:

OWNER'S ADDRESS: 1365 Golden Gate

IRS: No
CONSID: N.S.
BEST USE: Com.

ZONING: C-2

PRESENT USE: Flats/church

ASSESSED VALUE: Land \$ 1,700
Imps. 500
\$ 2,200

TAXES: \$ 60.66

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70⁺

1 and 2 story frame structure with church on 1st floor and one 6 room flat on 2nd floor.

SUMMATION APPROACH:

Rounded to

Land 3,781 s.f. @ \$5.03¹
Improvements 3,796 s.f. @ 1.00

\$ 19,000
3,796
22,796

22,800

MARKET COMPARISON:

Sales Most Comparable 3,781
3,781 s.f. @ \$ 6.00

\$ 22,686

22,700

INCOME APPROACH:

Units Actual
\$
1st floor - church
6 rooms

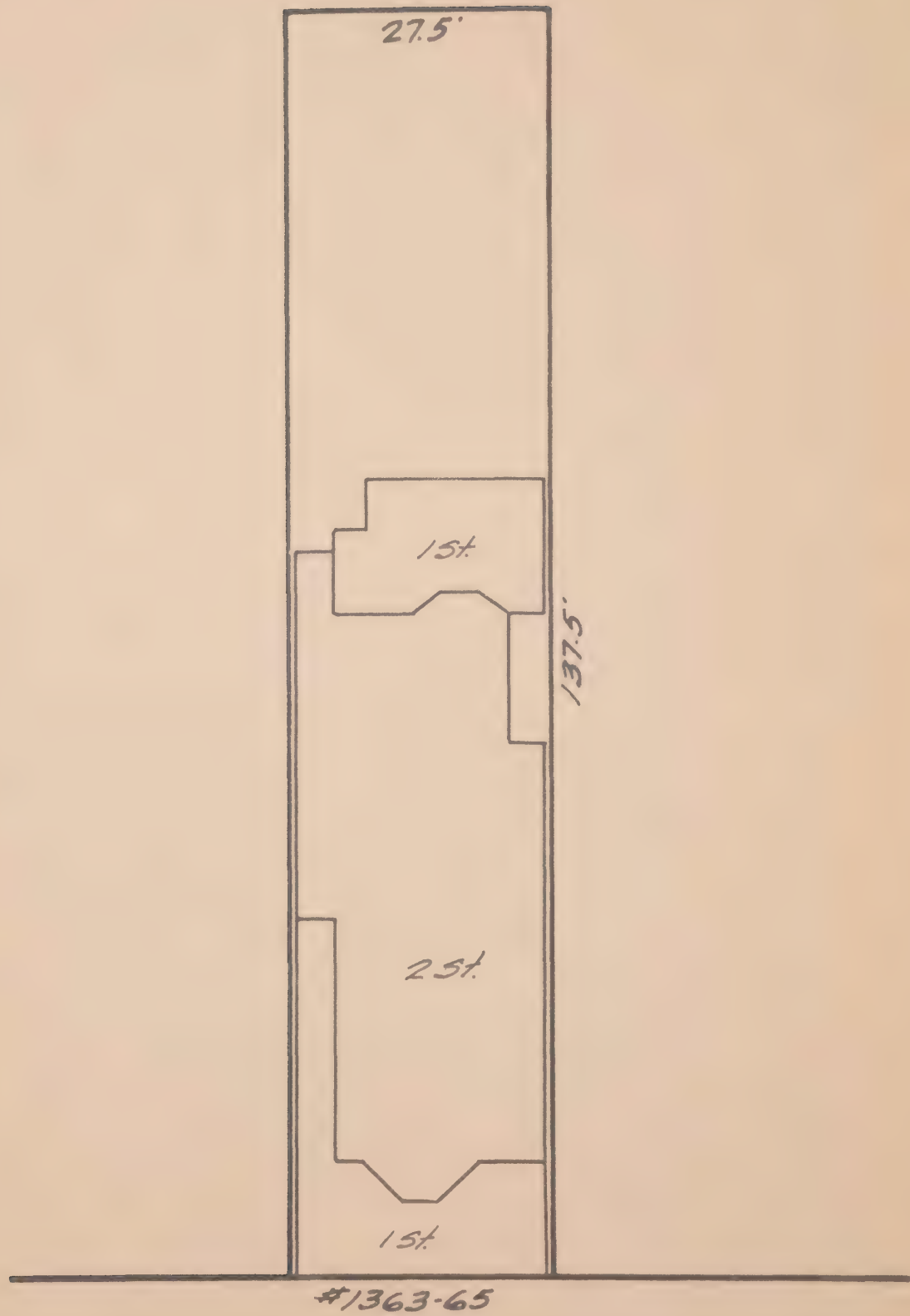
Fair
\$

Total Monthly
\$

90
85
175 x 125 =
21,875

21,900

LAND \$ 19,000
IMPROVEMENTS 3,500
MARKET VALUE OF PROPERTY \$ 22,500



GOLDEN GATE AVENUE



APPRAISAL

56
58-4

OWNER: R.U. Evjenth et ux
PROPERTY ADDRESS: 1359 Golden Gate
OWNER'S ADDRESS: 1359 Goldn Gate

PARCEL NO. 774-16
DATE ACQ: 1923
IRS: No
CONSID: N.S.
BEST USE: c-2

ZONING: C-2 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,700
Imps. 1,150
\$ 2,850

TAXES: \$ 236.84

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition Effective Age ±

2 story frame structure with basement garage and 1 - 6rm flat on each floor, rented out as rooms.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$5.03±	\$ 19,000	
Improvements	3,534 (sustaining val)	1,000	
		<u>20,000</u>	20,000

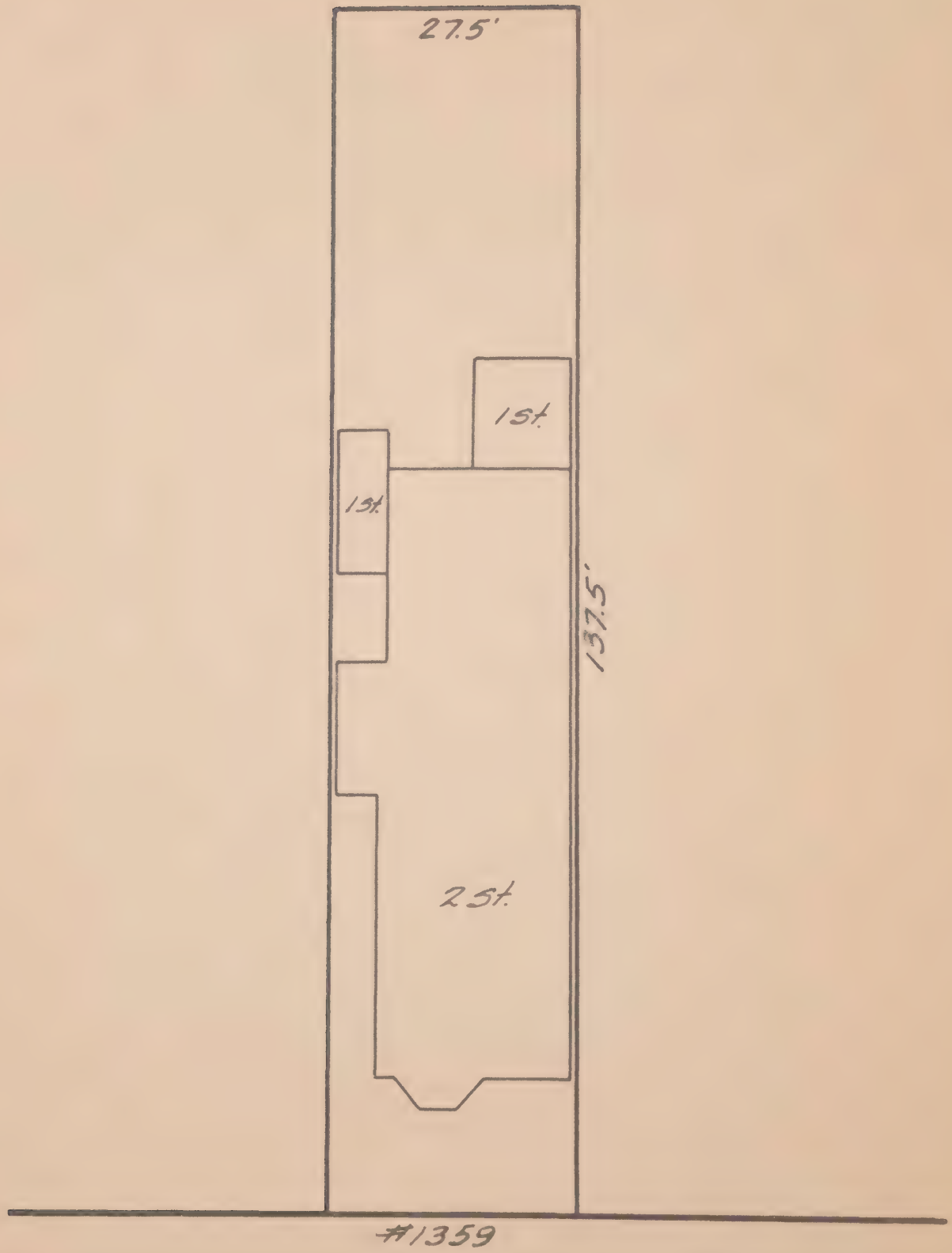
MARKET COMPARISON:

Sales Most Comparable	756-5		
	3,781 s.f. @ \$ 5.50	\$ 20,796	20,800

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND	\$ 19,000
IMPROVEMENTS	<u>1,000</u>
MARKET VALUE OF PROPERTY	\$ 20,000



GOLDEN GATE AVENUE



APPRAISAL

58-3

OWNER: Little Manger Church of God in Christ PARCEL NO. 774-17
 PROPERTY ADDRESS: 1349 Golden Gate DATE ACQ: 4-22-52

OWNER'S ADDRESS: 1349 Golden Gate IRS:
 ZONING: C-2 PRESENT USE: Flats CONSID: N.S.
 BEST USE: Com.

ASSESSED VALUE: Land \$ 1,700
 Imps. 2,000
 \$ 3,700 TAXES: \$ 115.50

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70

1 and 2 story frame structure with store (used as church) on 1st floor and 1 - 6rm flat each on 2nd & 3rd floors.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$5.03 ⁺	\$ 19,000	
Improvements	5,571 s.f. @ (sustaining value)	1,000	
		<u>20,000</u>	20,000

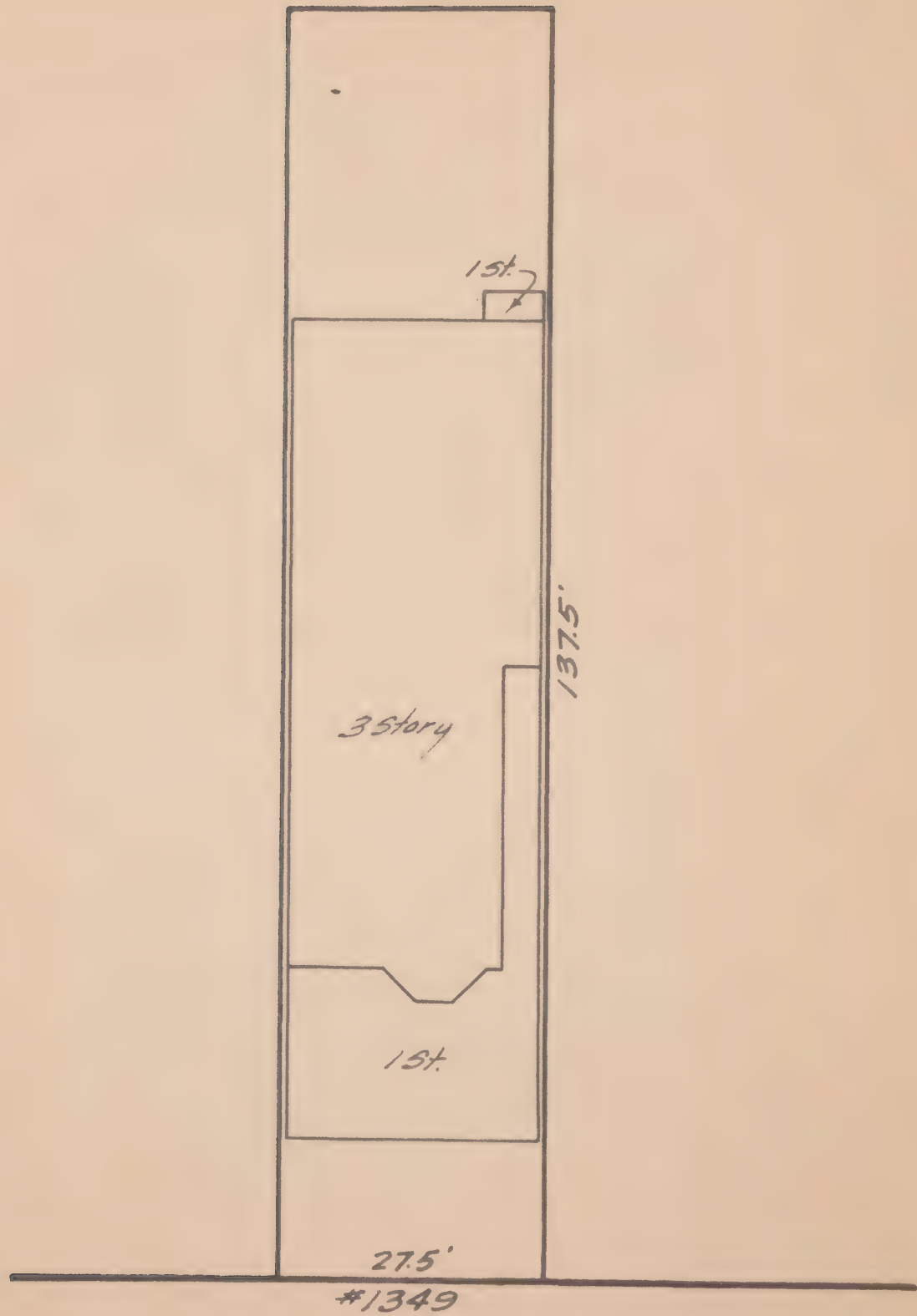
MARKET COMPARISON:

Sales Most Comparable	756-10, 729-36, 756-5		
	3,781 s.f. @ \$ 5.50	\$ 20,796	20,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store			75.00	
1-6rm			75.00	
1-6rm			75.00	
			<u>225.00 x 90 =</u>	
			20,250.00	20,300

LAND	\$ 19,000
IMPROVEMENTS	1,000
	<u>20,000</u>
MARKET VALUE OF PROPERTY	\$



GOLDEN GATE AVENUE



APPRAISAL

58-2

OWNER: Emmitt T. Kennedy et ux
PROPERTY ADDRESS: 1341-45 Golden Gate

PARCEL NO. 774-18
DATE ACQ: 2-29-56

OWNER'S ADDRESS: 3255 Sacramento

IRS: 22.00
CONSID: 0.00
BEST USE: Com.

ZONING: C-2 PRESENT USE: Flats/Store

ASSESSED VALUE: Land \$ 1,700
Impe. 2,450
\$ 4,150

TAXES: \$ 344.86

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition Good/Fair Effective Age 60 ±

1 and 2 story frame structure with store at ground level, 6 rooms on the 1st floor, and 7 rooms on the 2nd floor. 2nd and 3rd floor has 1 bath each.

1 story frame single family dwelling with 5 rooms.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$5.03 ⁺	\$ 19,000	
Improvements	3,484 s.f. @ 2.00	6,968	
	1,003 s.f. @ 1.00	<u>1,003</u>	
		7,971	
		<u>26,971</u>	27,000

MARKET COMPARISON:

Sales Most Comparable

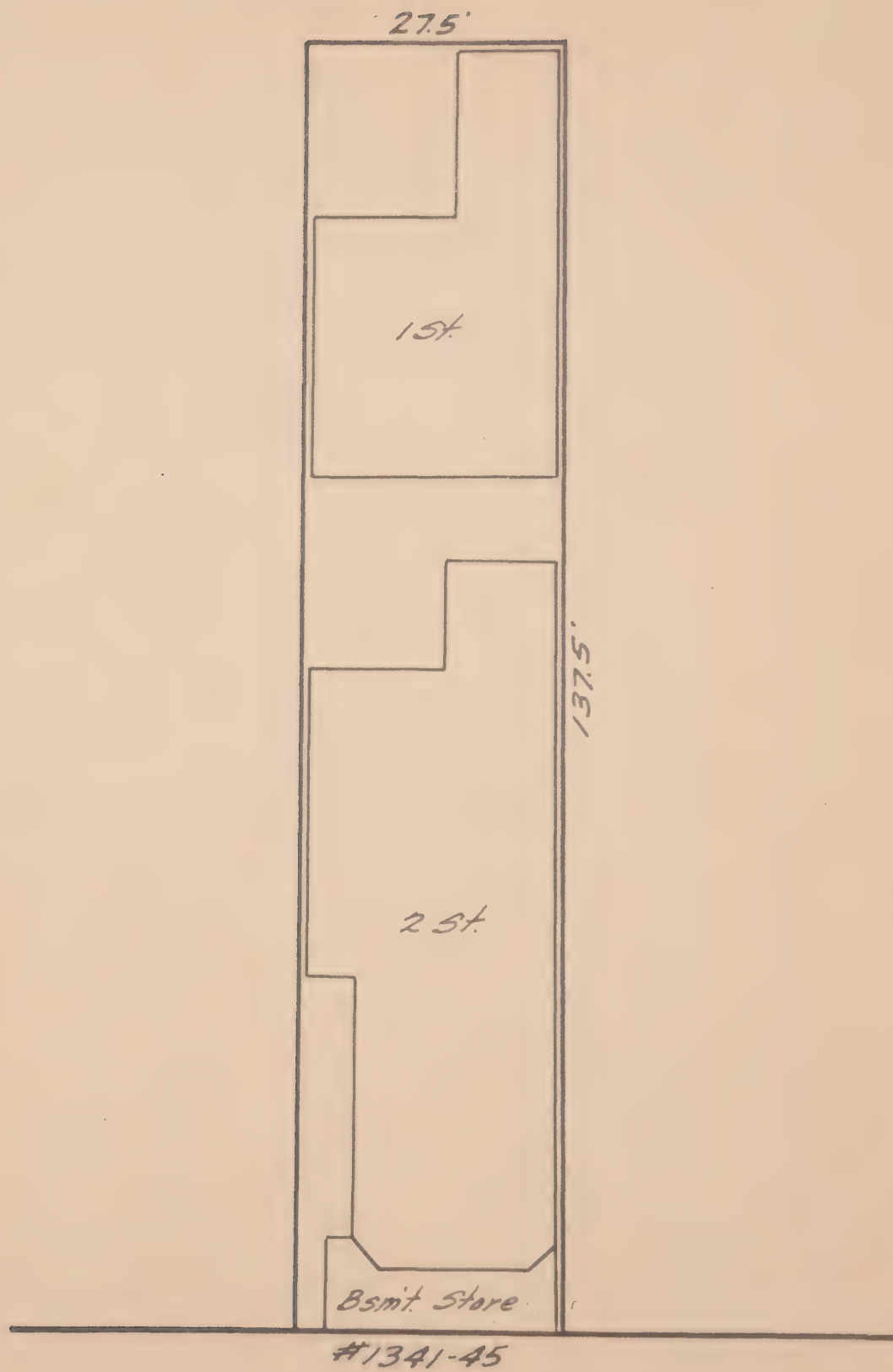
3,781	s.f. @ \$ 7.00	\$ 26,467	26,500
-------	----------------	-----------	--------

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store owner			85
6-rooms	85		85
7 rooms:			95
3-rms	62		
4-rms	70		
Dwelling:			
5-rms	67.60		70
			<u>335 x 80</u>
			26,800

LAND	\$ 19,000
IMPROVEMENTS	<u>8,000</u>

MARKET VALUE OF PROPERTY \$ 27,000



GOLDEN GATE AVENUE

BLOCK 779

BLOCK 779

	NAME	LAND	IMPS	TOTAL
-1	Benjamin Fireman	\$ 33,000	\$ 57,000	\$ 90,000
-2	" "	12,000	13,000	25,000
-3	" "	12,000	19,500	31,500
-4	Louis Hoffman	12,000	17,000	29,000
-5	Robert Arsanes	12,000	14,500	26,500
-6	Wesley Jingles	12,000	11,500	23,500
-7	Mendel Ammuth	12,000	11,000	23,000
-8	Sam J. Dorsey	12,000	13,000	25,000
-9	Blanche S. Smith	19,500	20,500	40,000
-10	Dimitre Klepikoff	31,000	156,000	187,000
-11	Cleveland Collins	18,500	8,000	26,500
-12	Diasdado C. Badion	10,000	7,000	17,000
-12A	Vivian Byrd	9,300	7,700	17,000
-13, -13A	Benjamin Fireman	71,000	104,000	175,000
-15	LaFayette Jamerson	17,000	2,000	19,000
-16	Felton Harris	12,000	16,000	28,000
-17	St Anthony Dining Rm.	12,000	8,000	20,000
-18	Frank F. Accardi	12,800	8,200	21,000
-19	Akira Mizano	10,500	8,500	19,000
-20	John S. Mizano	14,500	30,500	45,000
-21	Maggie M. Hudson	23,500	46,500	70,000
-22	Bill James Long	13,000	13,500	26,500
-23	Max Smith	14,000	3,500	17,500
-24	Pete L. Luz	14,000	6,000	20,000
-25	Cal Pac Ins. Co.	15,500	15,500	31,000
-26	Ner G. Cuyugan	15,000	5,000	20,000
-27	Herbert H. Meyer	15,000	6,000	21,000
-28	Irene Yarborough	16,000	2,000	18,000
-29	Adolph J. Paodi	15,500	17,500	33,000
-30	Benjamin Fireman	<u>15,500</u>	<u>12,000</u>	<u>27,500</u>
		\$512,100	\$660,400	\$1,172,500



APPRaisal

67
52-1 plus
also 233

OWNER: Benjamin Fireman
PROPERTY ADDRESS: 955-65 Fillmore

PARCEL NO. 779-1
DATE ACQ: Prior 1948

OWNER'S ADDRESS: 59 Kittridge Terr.

IRS:
CONSID: H.S.
BEST USE: Same

ZONING: C-2 PRESENT USE: Store/Apts

ASSESSED VALUE: Land \$ 9,385
Imps. 4,500
\$13,885

TAXES: \$ 1,153.84

LAND: DIMENSION 87.5 x 62.5 = 5,469 s.f.

IMPROVEMENTS: Condition Fair to Poor Effective Age 70

3 story frame structure with 4 stores and shoe shine stand on the 1st floor. The 2nd & 3rd floors each contain 3 flats, the 2nd & 3rd floors are presently being remodeled. This appraisal includes the remodeling.

SUMMATION APPROACH: Rounded to

Land	5,469 s.f. @ \$6.03 ⁺	\$ 33,000	
Improvements	13,268 s.f. @ 4.30	57,052	
		90,052	90,100

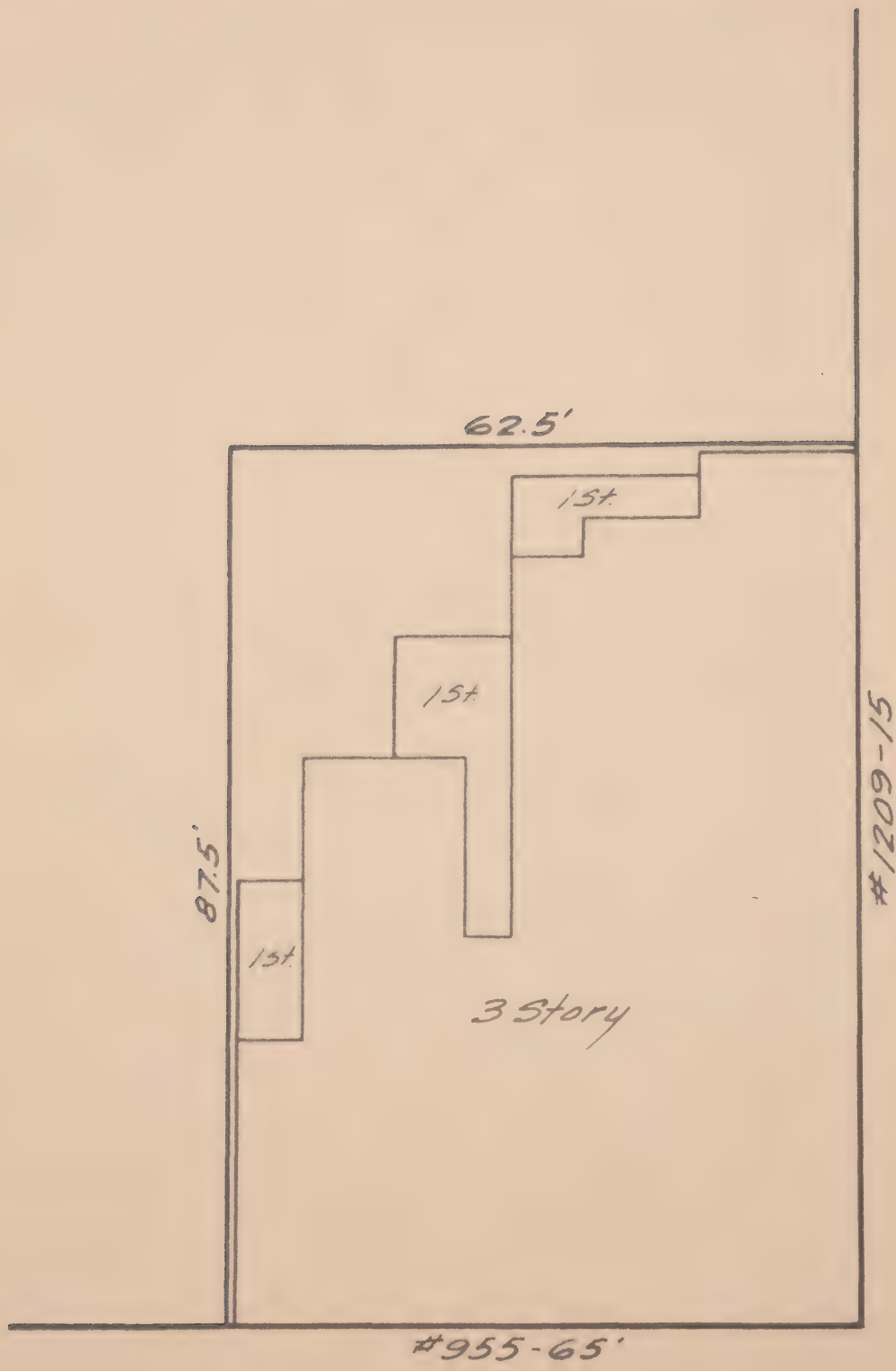
MARKET COMPARISON:

Sales Most Comparable	756-11, 773-19		
	5,469 s.f. @ \$ 16.50	\$ 90,239	90,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1 store	275		150
1 store	110		100
1 store	175		125
1 store	90		90
1 shoe/sh	25		25
2-5rms	90 each		180
2-6rms	100		200
1-7rms	100		100
1-8rms	100		100
			1,070 x 85 =
			90,950
			91,000

LAND	\$ 33,000
IMPROVEMENTS	57,000
MARKET VALUE OF PROPERTY	\$ 90,000



FILLMORE STREET

McALLISTER STREET



APPRAISAL

52-1 ptu

OWNER: Benjamin Fireman
PROPERTY ADDRESS: 949-53 Fillmore

PARCEL NO. 779-2
DATE ACQ: Prior 1948

OWNER'S ADDRESS:

IRS:
CONSID: N.S.
BEST USE: Same

ZONING: C-2 PRESENT USE: Store/flats

ASSESSED VALUE: Land \$ 2,910
Imps. 1,450
\$ 4,360

TAXES: \$ 728.78

LAND: DIMENSION 25 x 87.5 = 2,188

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 65

2 story frame structure with ground level store. There is one flat on each floor. The 1st & 2nd floors are vacant, and are being remodeled.

SUMMATION APPROACH:

Rounded to

Land	2,188 s.f. @ \$5.48±	\$ 12,000	
Improvements	3,927 s.f. @ 3.40	13,351	
		25,351	25,400

MARKET COMPARISON:

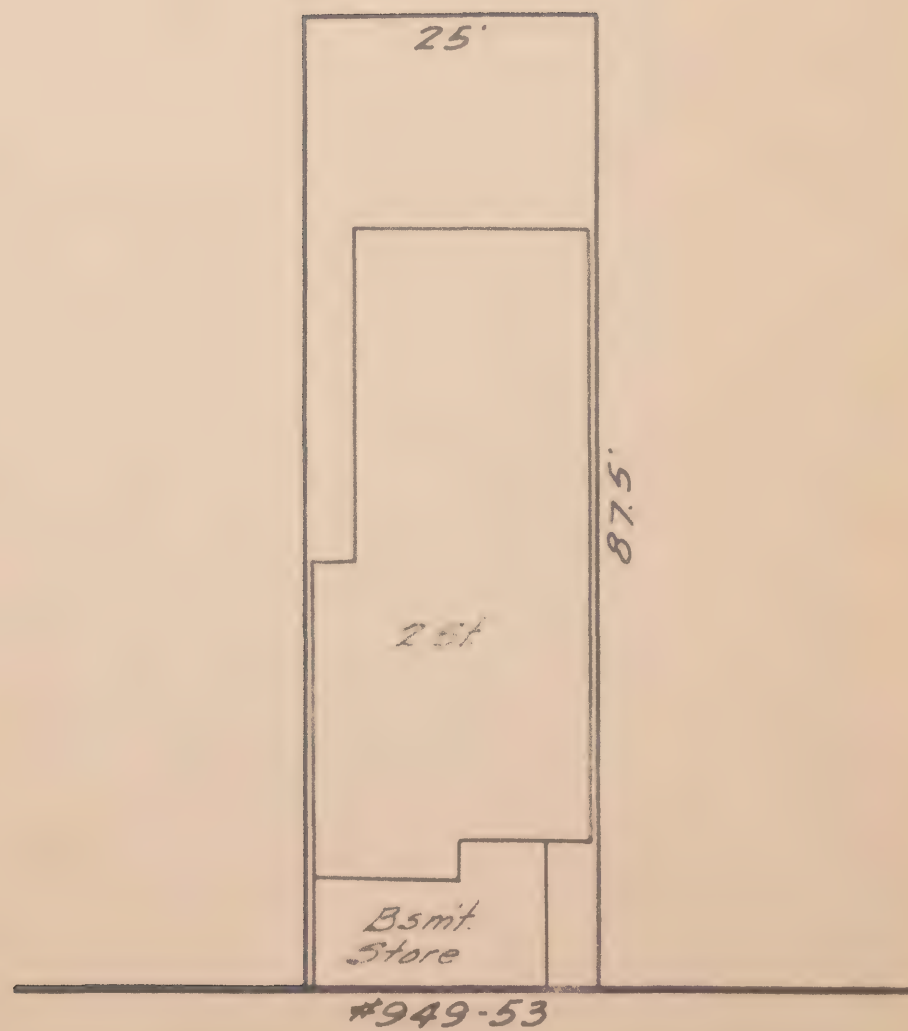
Sales Most Comparable	779-8, 684-22, 684-23		
	2,188 s.f. @ \$ 11.50	\$ 25,162	25,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	100		100	
1st fl	vacant		95	
2nd fl	"		90	
			285 x 90 =	
			25,650	25,700

LAND	\$ 12,000
IMPROVEMENTS	13,000

MARKET VALUE OF PROPERTY \$ 25,000



FILLMORE STREET



APPRAISAL

OWNER: Benjamin Fireman
 PROPERTY ADDRESS: 941-47 Fillmore

PARCEL NO: 779-3
 DATE ACQ: Prior 1948

OWNER'S ADDRESS:

IRS:
 CONSID: N.S.
 BEST USE: Same

ZONING: C-2 PRESENT USE: Store/flats

ASSESSED VALUE: Land \$ 2,910
 Imps. 1,500
 \$ 4,410

TAXES: \$ 236.56

LAND: DIMENSION 25 x 87.5 = 2,188

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 65 ±

3 story frame structure with basement store. There is one flat on each floor. The entire bldg. is vacant and is being remodeled.

SUMMATION APPROACH:

Rounded to

Land 2,188 s.f. @ \$5.48±
 Improvements 6,145 s.f. @ 3.20

\$ 12,000
 19,664
 31,664

31,700

MARKET COMPARISON:

Sales Most Comparable 779-25, 779-8, 773-8
 2,188 s.f. @ \$ 14.40

\$ 31,507

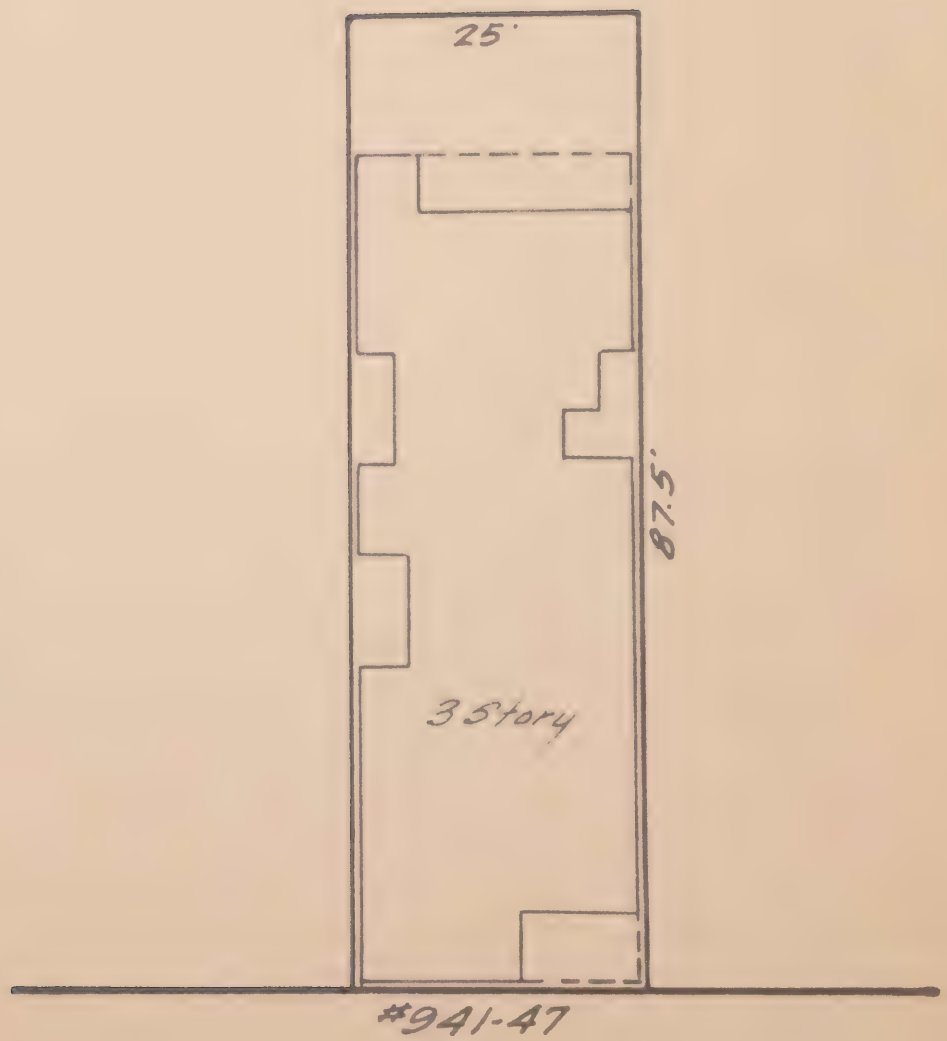
31,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store	Vacant		65
1st fl	"		100
2nd fl	"		95
3rd fl	"		95
			355 x 90 =
			31,950

32,000

LAND \$ 12,000
 IMPROVEMENTS 19,500
 MARKET VALUE OF PROPERTY \$ 31,500



FILLMORE STREET



APPRAISAL

57
52-28

OWNER: Louis Hoffman et al
PROPERTY ADDRESS: 935-39 Fillmore

PARCEL NO. 779-4
DATE ACQ: 11-23-56

OWNER'S ADDRESS:

IRS: 19.80
CONSID: N.S.
BEST USE: Same

ZONING: C-2

PRESENT USE: Store/apts.

ASSESSED VALUE: Land \$ 2,790
Impe. 2,500
\$ 5,290

TAXES: \$ 437.60

LAND: DIMENSION 25 x 87.5 = 2,188

s. f.

IMPROVEMENTS: Condition See below

Effective Age 70±

3 story frame structure with a bar on the 1st floor, in good condition. There are apts. on the 2nd & 3rd floors in poor condition.

SUMMATION APPROACH:

Rounded to

Land 2,188 s.f. @ \$5.48±
Improvements 5,510 s.f. @ 3.20

\$ 12,000
17,632
29,632

29,600

MARKET COMPARISON:

Sales Most Comparable 684-22, 779-8
2,188 s.f. @ \$13.30

\$

29,100

INCOME APPROACH:

Units	Actual
1st fl	250 (L)
2nd fl	70
3rd fl	70

Fair
\$

Total Monthly
\$

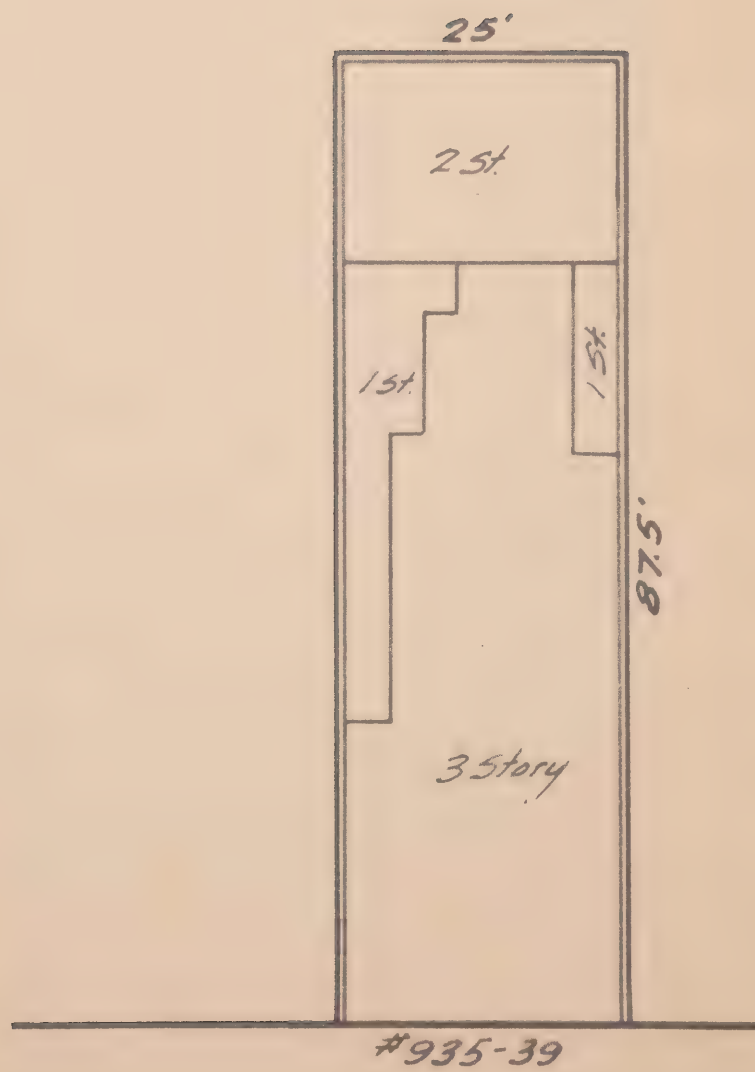
200
70
70
340 x 85

28,900

Fixtures are deemed to be personal property.

LAND	\$	12,000
IMPROVEMENTS		17,000

MARKET VALUE OF PROPERTY \$ 29,000



FILLMORE STREET



APPRAISAL

67
59-27

OWNER: Robert Arsan
PROPERTY ADDRESS: 929-33 Fillmore

PARCEL NO. 779-5
DATE ACQ: Prior 1948

OWNER'S ADDRESS: 931 Fillmore

IRS: No

ZONING: C-2

PRESENT USE: Store & flats

CONSID: Same

ASSESSED VALUE: Land \$ 2,790
Imps. 1,650
\$ 4,440

TAXES: \$ 368.96

LAND: DIMENSION 25 x 87.5 = 2,188

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

3 story frame structure with a store on the 1st floor & 1 - 5rm flat on each of the 2nd & 3rd floors.

SUMMATION APPROACH:

Rounded to

Land	2,188 s.f. @	\$5.48 [±]	\$	12,000	
Improvements	4,374 s.f. @	3.50		15,309	
				27,309	27,300

MARKET COMPARISON:

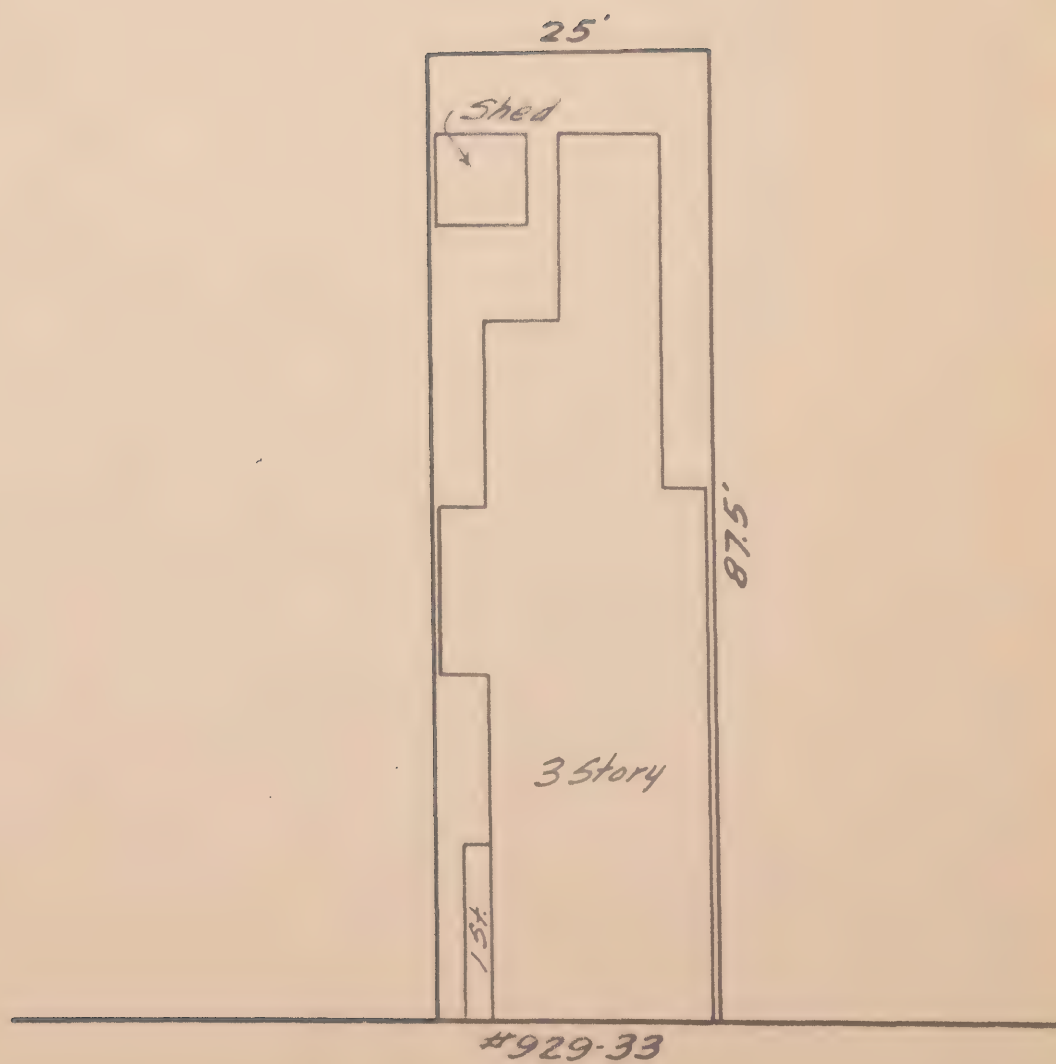
Sales Most Comparable	779-8, 773-8		
	2,188 s.f. @ \$12.40	\$	27,131
			27,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1 Store (L)	125		125	
2-5rm	75 each	85 each	170	
			295 x 90 =	
			26,550	26,600

LAND	\$	12,000
IMPROVEMENTS		14,500

MARKET VALUE OF PROPERTY \$ 26,500



FILLMORE STREET



APPRAISAL

57
58-26

OWNER: Wesley Jingles
PROPERTY ADDRESS: 923-27 Fillmore

PARCEL NO. 779-6
DATE ACQ: 3-4-57

OWNER'S ADDRESS: 927 Fillmore

IRS:
CONSID: N.S.
BEST USE: Same

ZONING: C-2 PRESENT USE: Store/apts.

ASSESSED VALUE: Land \$ 2,670
Imps. 1,450
\$ 4,120

TAXES: \$ 342.38

LAND: DIMENSION 25 x 87.5 = 2,188 s.f.

IMPROVEMENTS: Condition Fair to Poor Effective Age 70

2 story frame structure with high bsmt store. There are 2 apts on the 1st floor and 2 on the 2nd floor plus 1 single room.

SUMMATION APPROACH:

Rounded to

Land	2,188 s.f. @	\$5.48±	\$	12,000	
Improvements	4,036 s.f. @	3.00		12,108	
				<u>24,108</u>	24,100

MARKET COMPARISON:

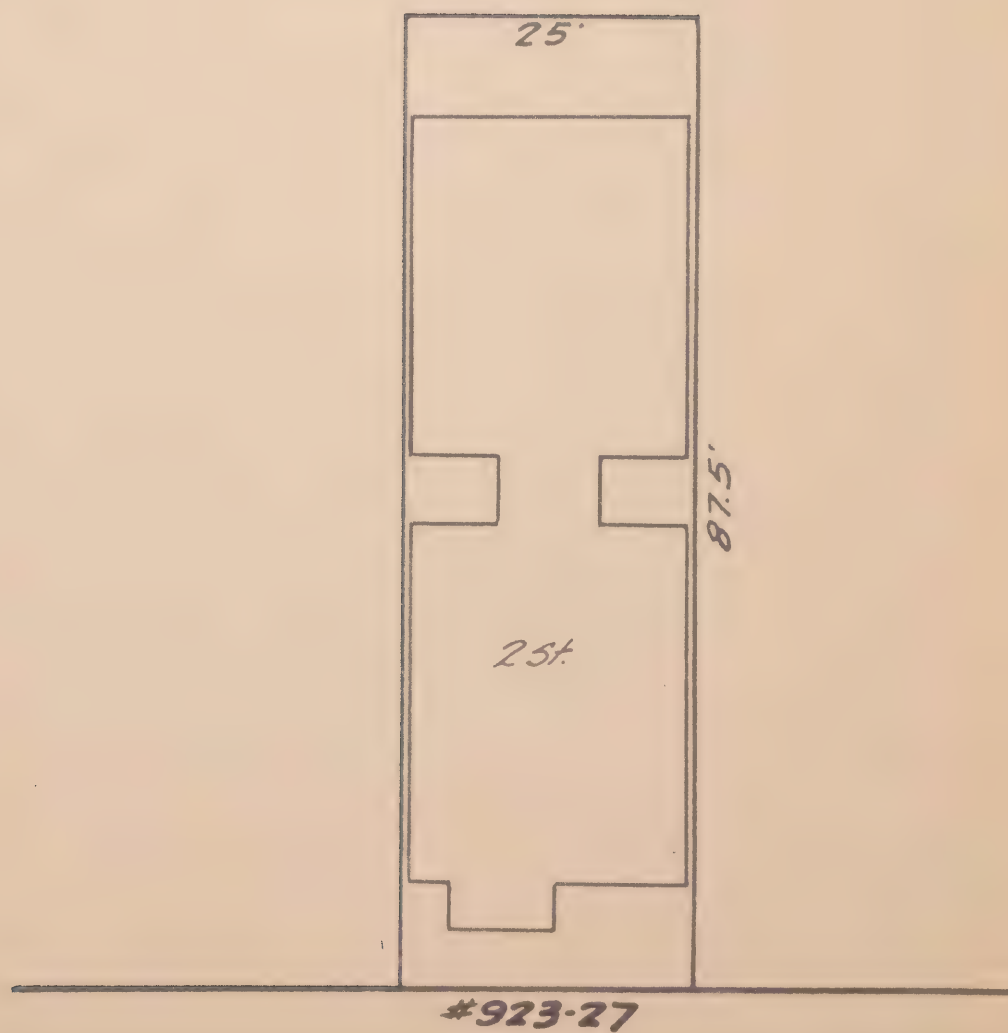
Sales Most Comparable	779-8, 780-30		
	2,188 s.f. @ \$10.70	\$ 23,412	23,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
Store	\$ Vacant	\$ 40	\$ 40	
1-3rm	Owner	65	65	
1-1rm				
3-3rm	?	55 each	165	
			<u>270 x 90</u>	24,300

LAND	\$	12,000
IMPROVEMENTS		<u>11,500</u>

MARKET VALUE OF PROPERTY \$ 23,500



FILLMORE STREET



APPRAISAL

57
52-25

OWNER: Mendel Ammuth et ux
PROPERTY ADDRESS: 919-21 Fillmore

PARCEL NO. 779-7
DATE ACQ: 6-18-40

OWNER'S ADDRESS: 917 Fillmore

ZONING: C-2

PRESENT USE: Stores/apt.

IRS: N.S.
CONSID: Same
BEST USE: Same

ASSESSED VALUE: Land \$ 2,670
Imps. 1,700
\$ 4,370

TAXES: \$ 363.14

LAND: DIMENSION 25 x 87.5 = 2,188

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70±

2 story frame structure with 2 stores on the 1st floor & 2
apts. on the 2nd floor.

SUMMATION APPROACH:

Rounded to

Land	2,188 s.f. @	\$5.48±	\$	12,000	
Improvements	3,162 s.f. @	3.50		11,067	
				<u>23,067</u>	23,100

MARKET COMPARISON:

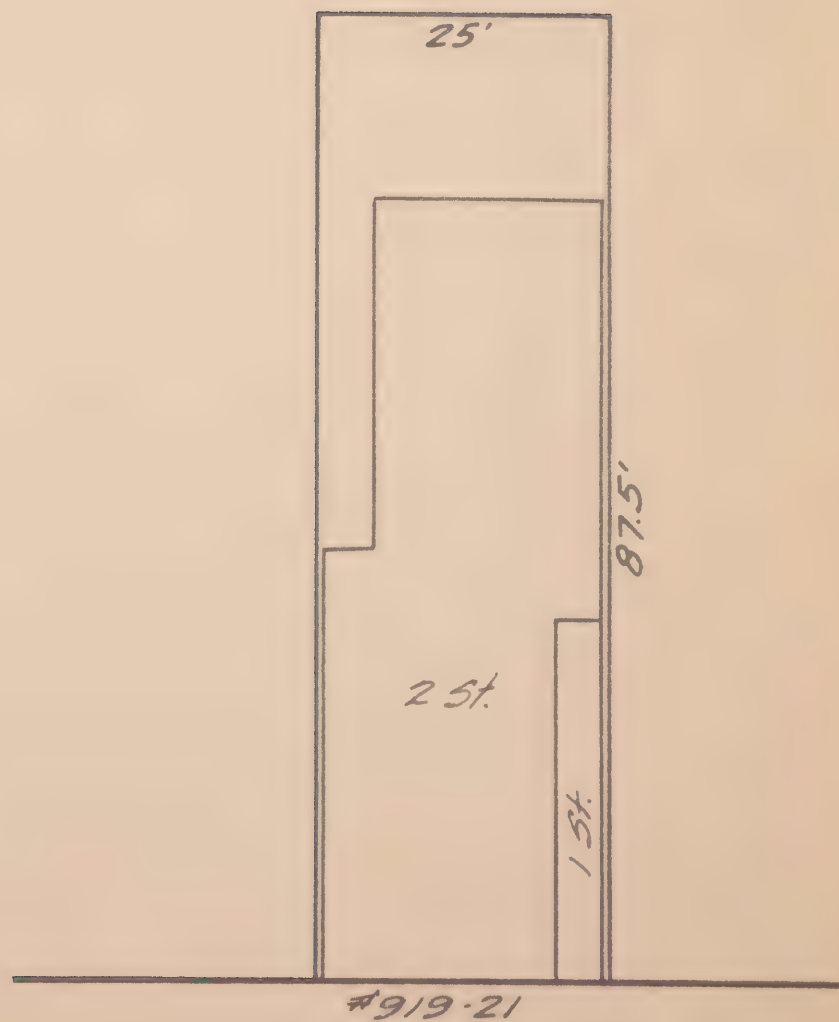
Sales Most Comparable	780-30,	684-23,	779-8	
	2,188	s.f. @ \$10.50	\$	22,974
				23,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	60		60	
1-store	65		65	
1-3rm	40		50	
1-5rm	Owner		70	
			<u>245 x 95 =</u>	
			23,275	23,300

LAND	\$	12,000
IMPROVEMENTS		<u>11,000</u>

MARKET VALUE OF PROPERTY \$ 23,000



FILLMORE STREET



APPRAISAL

67
52-24

OWNER: Sam J. Dorsey et ux
PROPERTY ADDRESS: 911-17 Fillmore

PARCEL NO. 779-8
DATE ACQ: 7-21-61

OWNER'S ADDRESS: 911 Fillmore

IRS: 27.50
CONSID: 25,000
Same

ZONING: C-2 PRESENT USE: Store & apts. BEST USE:

ASSESSED VALUE: Land \$ 2,555
Impe. 1,700
\$ 4,255

TAXES: \$ 353.60

LAND: DIMENSION 25 x 87.5 = 2,188

s.f.

IMPROVEMENTS: Condition Fair Effective Age 70±

3 story frame structure with cleaning shop on the 1st floor,
2 apts. on the 2nd floor & 1 - 2rm apt. on the 3rd floor.

SUMMATION APPROACH:

Rounded to

Land	2,188 s.f. @ \$5.48±	\$ 12,000	
Improvements	4,358 s.f. @ 3.00	13,074	
		<u>25,074</u>	25,100

MARKET COMPARISON:

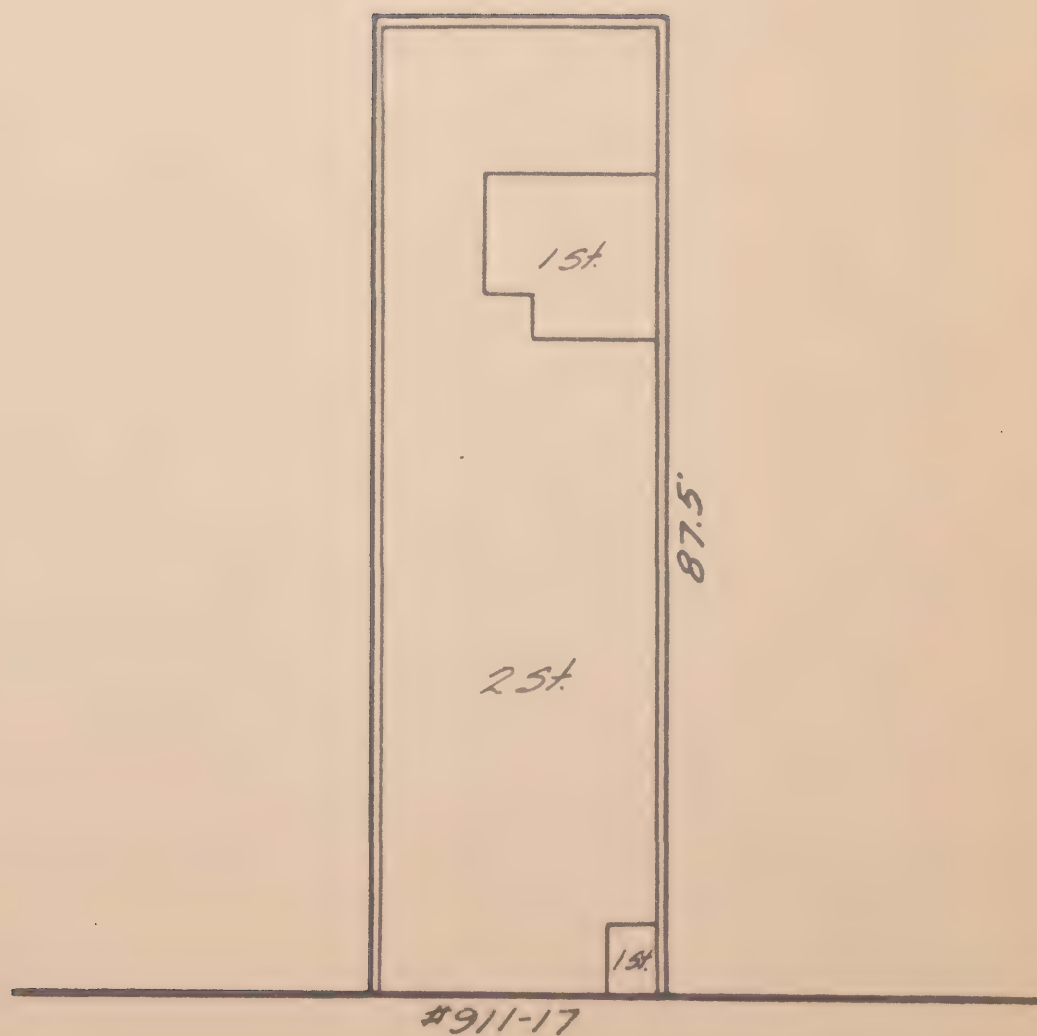
Sales Most Comparable	779-8, 779-11		
2,188	s.f. @ \$11.40	\$ 24,943	24,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	Owner		100	
1-2rm	50		50	
1-2rm	50		50	
1-4rm	Owner		75	
			<u>275 x 90 =</u>	
			24,750	24,800

LAND	\$ 12,000
IMPROVEMENTS	<u>13,000</u>

MARKET VALUE OF PROPERTY \$ 25,000



FILLMORE

STREET



APPRAISAL

57
58-23

OWNER: Blanche S. Smith et al
PROPERTY ADDRESS: 901-07 Fillmore

PARCEL NO. 779-9
DATE ACQ: -

OWNER'S ADDRESS: 901 Fillmore

ZONING: C-2

PRESENT USE: Store & Hotel

IRS: N.S.
CONSID: Same
BEST USE: Same

ASSESSED VALUE: Land \$ 5,210
Imps. 4,500
\$ 9,710

TAXES: \$ 806.90

LAND: DIMENSION 37.5 x 87.5 = 3,281 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±

3 story frame structure with store & mezz. on the 1st floor. The 2nd & 3rd floors have 16 single rooms and 1-3rm apt. Each room has a wash basin and each floor has only 1 bath. There is steam heat in the bldg.

SUMMATION APPROACH:

Rounded to

Land	3,281 s.f. @ \$5.94 ⁺	\$ 19,500	
Improvements	9,083 s.f. @ 2.50	22,708	
		<u>42,208</u>	42,200

MARKET COMPARISON:

Sales Most Comparable	730-38, 726-2&3, 684-21		
	3,281 s.f. @ \$12.20	\$ 40,028	40,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1st floor Owner			250	
1-3rm	50)			
16-1rm	4 to 7 wk)		200	
			<u>450 x 90</u>	40,500

The following machine inventory is included for informational purposes. The appraiser offers no opinion as to whether it is personal or real property. The present "in-place" value of property is \$11,800.

LAND	\$ 19,500
IMPROVEMENTS	<u>20,500</u>
MARKET VALUE OF PROPERTY \$	40,000

PARCEL NO: 779-9

EQUIPMENT

901-907 Fillmore

Item food specialty processing machinery:
3 room walk-in box with 2-ton ice machine,
60 cu ft reach in box, 10HP boiler and #7
Ideal heating boiler, 3 compartment steam
oven, 4 steam kettles, Silent cutter, emul-
sifier, wiring, piping and related fixed
equipment.

\$11,800

FULTON STREET

#900

375'

1st

2.5'

1st

87.5'

3 story

#901-07

FILLMORE STREET



APPRAISAL

57
52-21

OWNER: Cleveland Collins et ux
PROPERTY ADDRESS: 934-38 Fulton

PARCEL NO. 779-11
DATE ACQ: 7-8-59

OWNER'S ADDRESS: 934 Fulton

IRS: 27.50
CONSID: 24,750
BEST USE: Same

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,690
 Impe. 2,250
 \$ 3,940

TAXES: \$ 327.42

LAND: DIMENSION 30 x 137.5 = 4,125 s.f.

IMPROVEMENTS: Condition Good Effective Age 70

3 story frame structure with 1 - 5rm flat on each floor.
There is a 3 car garage at rear of lot.

SUMMATION APPROACH:

Rounded to

Land	4,125 s.f. @	\$4.48 ⁺	\$	18,500	
Improvements	4,432 s.f. @	1.80	\$	7,978	
Garage	540			500	
				<u>8,478</u>	
				26,978	27,000

MARKET COMPARISON:

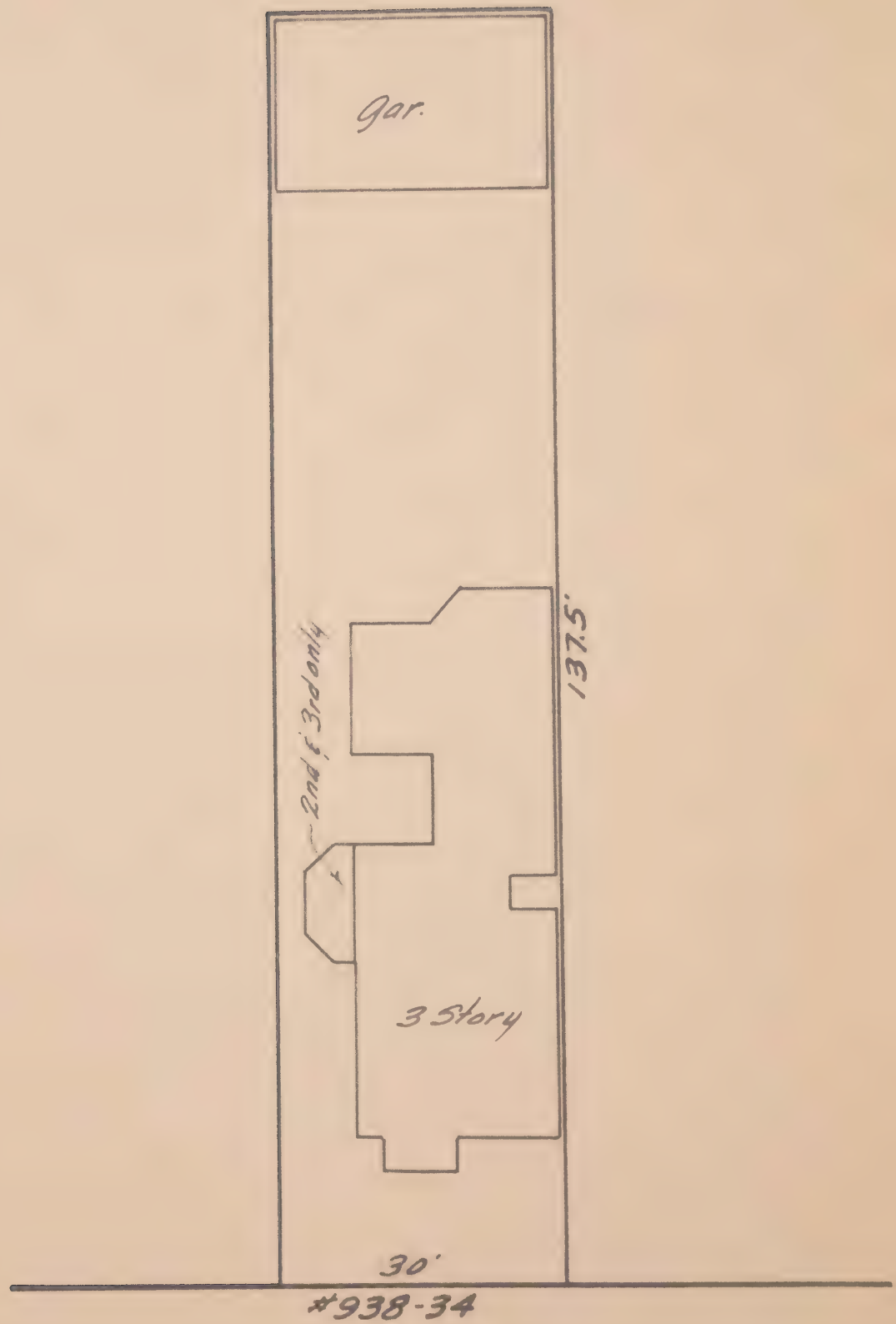
Sales Most Comparable	779-11,	730-12	1126-29	
4,125	s.f. @ \$ 6.40		\$	26,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3-5rm	90 each		270	
3-gar.	9 each		27	
			<u>297 x 90 =</u>	
			26,730	26,700

LAND	\$	18,500
IMPROVEMENTS		<u>8,000</u>

MARKET VALUE OF PROPERTY \$ 26,500



FULTON STREET



APPRAISAL

OWNER: Diosdado C. Badian et ux
PROPERTY ADDRESS: 942-44 Fulton

PARCEL NO. 779-12
DATE ACQ: 10-26-48

OWNER'S ADDRESS: 635 37th Ave., Seattle, Wash.

IRS:

ZONING: R-4

PRESENT USE: Apts.

CONSID:

BEST USE:

H.S.

Same

ASSESSED VALUE: Land \$ 620
Impe. 800
\$ 1,420

TAXES: \$ 118.00

LAND: DIMENSION Irreg. = 2,430

s.f.

IMPROVEMENTS: Condition Poor

Effective Age

70⁺

2 story frame structure containing 4 apts., and small storage room in the basement.

SUMMATION APPROACH:

Rounded to

Land	2,430 s.f. @ \$4.12 [±]	\$ 10,000	
Improvements	2,874 s.f. @ 2.50	7,185	
		17,185	17,200

MARKET COMPARISON:

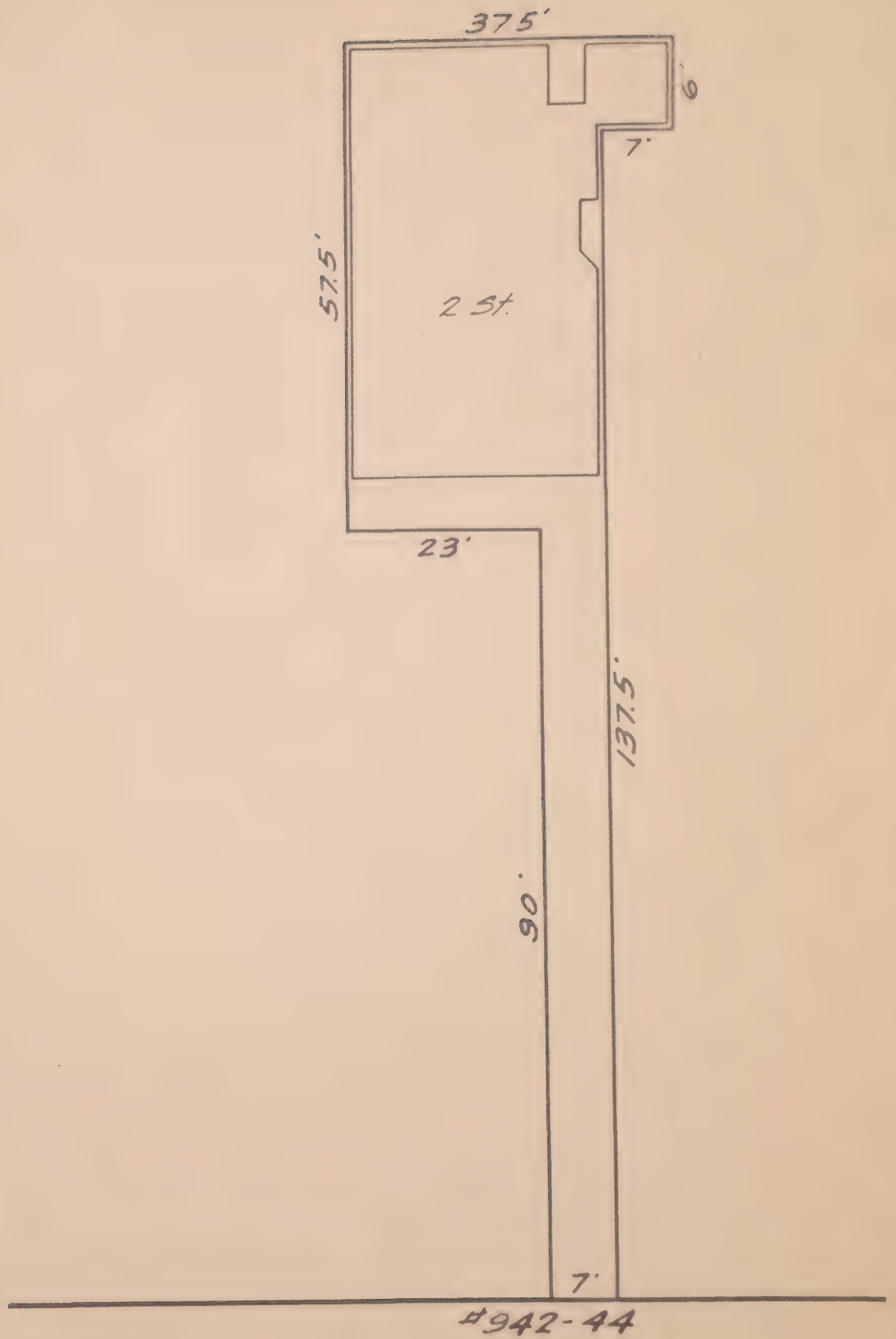
Sales Most Comparable	779-28, 729-24		
2,430	s.f. @ \$7.00	\$ 17,010	17,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-3rm	50 each		100	
1-2rm	32.50		35	
1-2rm	50		45	
			180 x 95	17,100

LAND	\$ 10,000
IMPROVEMENTS	7,000

MARKET VALUE OF PROPERTY \$ 17,000





APPRAISAL

OWNER: Vivian Byrd
PROPERTY ADDRESS: 944-48 Fulton

PARCEL NO. 779-12A
DATE ACQ: 12-18-47

OWNER'S ADDRESS: 946 Fulton

IRS:
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,100
Impe. 2,000
\$ 3,100

TAXES: \$ 257.62

LAND: DIMENSION 23 x 90 = 2,070

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70±

2 story frame structure with basement garage. There is a 4rm flat on the 1st floor & a 3 rm flat on the 2nd floor.

SUMMATION APPROACH:

Rounded to

Land	2,070 s.f. @ 4.49±	\$ 9,300	
Improvements	3,253 s.f. @ 2.50	8,133	
		<u>17,433</u>	17,400

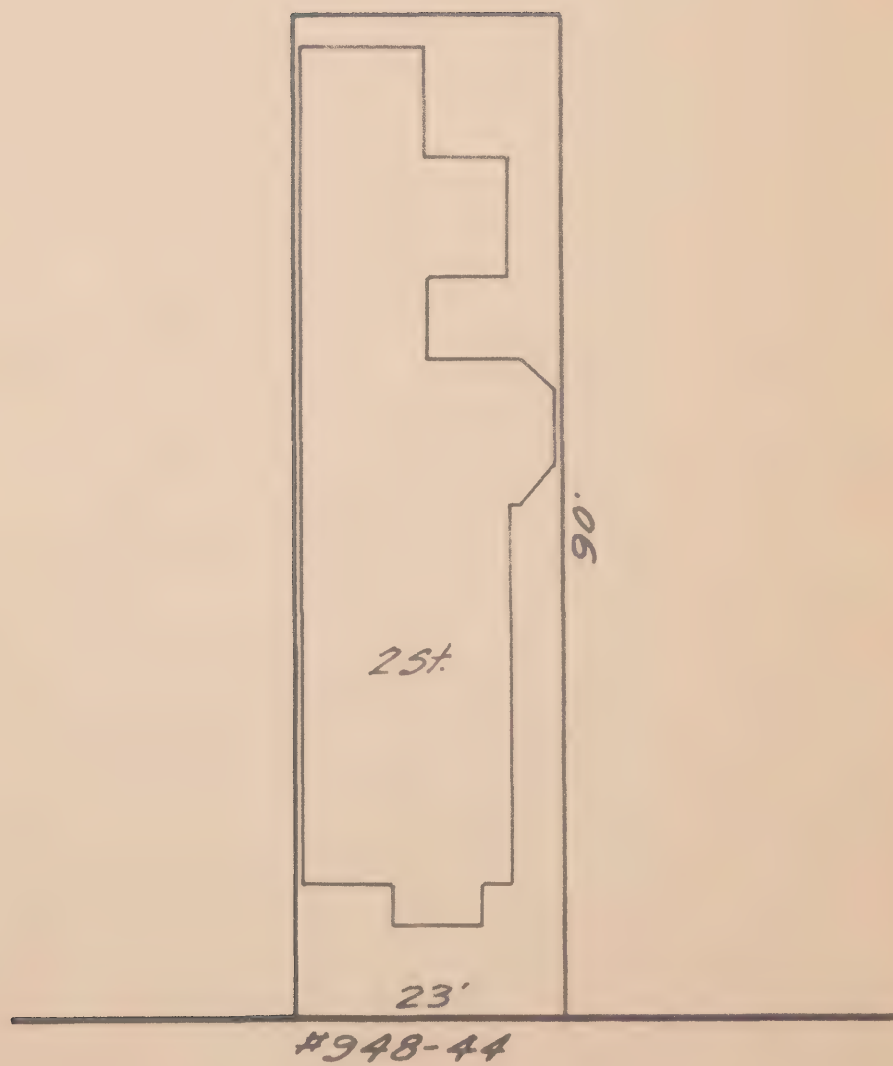
MARKET COMPARISON:

Sales Most Comparable	779-28, 779-18		
2,070 s.f. @ \$ 8.20	\$ 16,974		17,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4rm	Owner		85	
1-3rm	85		75	
			<u>160</u> x 100	16,000

LAND	\$ 9,300
IMPROVEMENTS	<u>7,700</u>
MARKET VALUE OF PROPERTY \$	17,000



FULTON

STREET



APPRAISAL

OWNER: Benjamin Fireman
 PROPERTY ADDRESS: 950 Fulton (13)
 960-70 Fulton (13A)
 OWNER'S ADDRESS: 59 Kittridge Terrace

PARCEL NO. 779-13 & 13A
 DATE ACQ: 1959

ZONING: R-4 PRESENT USE: Apts.

IRS: Decree
 CONSID: Same
 BEST USE: Same

ASSESSED VALUE: Land \$ 6,100.00
 Impa. 20,150.00
 \$ 26,250.00

TAXES: \$ 2,181.38

LAND: DIMENSION 48 x 147.5 (13) = 15,709 s.f.
 58.5 x 147.5 (13A)

IMPROVEMENTS: Condition See below Effective Age 60 (13A)
 30(13) =
 (13A) 3 st. fr. str. cont. 2-5 rm. flats & 4-6 rm. flats. There are
 garages at the rear of the lot. Kits. have been remodeled with new
 fix. Owner claims he spent \$24,000 to renovate for Urban Renewal in 1960.
 (13) 3 st. fr. str. with bsmt. gar. & stg. There are 16 apts. in the
 bldg. There are garages at the rear of the lot.

SUMMATION APPROACH:

Rounded to

Land	15,709 s.f. @ \$4.52+	\$	71,000	
Improvements (13A)	11,597 s.f. @ \$3.20	\$37,110		
	Garages 1,728 s.f.	1,500		
(13)	13,145 s.f. @ 5.00	65,725		
	Garages 960 s.f.	750		
			105,085	
			176,085	\$176,100

MARKET COMPARISON:

Sales Most Comparable 1154-6A; 779-21; 653-27
 15,709 s.f. @ \$ 11.00 \$ 172,799 172,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
(13A) 2-5 rm.	100 ea.	\$	\$ 200	
4-6 rm.	100 ea.		400	
15 parking	10 ea.		150	
(13) 13-2 rm.	65 ea.		845	
3-3 rm.	85 ea.		255	
19 parking	10 ea.		190	
			2,040 x 85	173,400

LAND \$ 71,000
 IMPROVEMENTS 104,000

MARKET VALUE OF PROPERTY \$ 175,000

106.5'

gar.

gar.

gar.

Enclosed
Porch

gar.

3 story

3 story

147.5'

#970-60

#950

FULTON

STREET



APPRAISAL

51
52-16

OWNER: Lafayette Jamerson et ux
PROPERTY ADDRESS: 940 Steiner

PARCEL NO. 779-15
DATE ACQ: 7-22-47

OWNER'S ADDRESS: 940 Steiner

IRS:

ZONING: R-4

PRESENT USE: Single Fmly. & Apts.

CONSID: N.S.
BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,630
Imps. 650
\$ 2,280

TAXES: \$ 189.46

LAND: DIMENSION 35 x 108.5 = 3,798

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 story frame single family dwelling with basement apt. There are 3 rooms on the 1st floor & 3 rooms on the 2nd floor.

SUMMATION APPROACH:

Rounded to

Land	3,798 s.f. @ \$4.48 ⁺	\$ 17,000	
Improvements	2,584 s.f. (sustaining use)	2,000	
		<u>19,000</u>	19,000

MARKET COMPARISON:

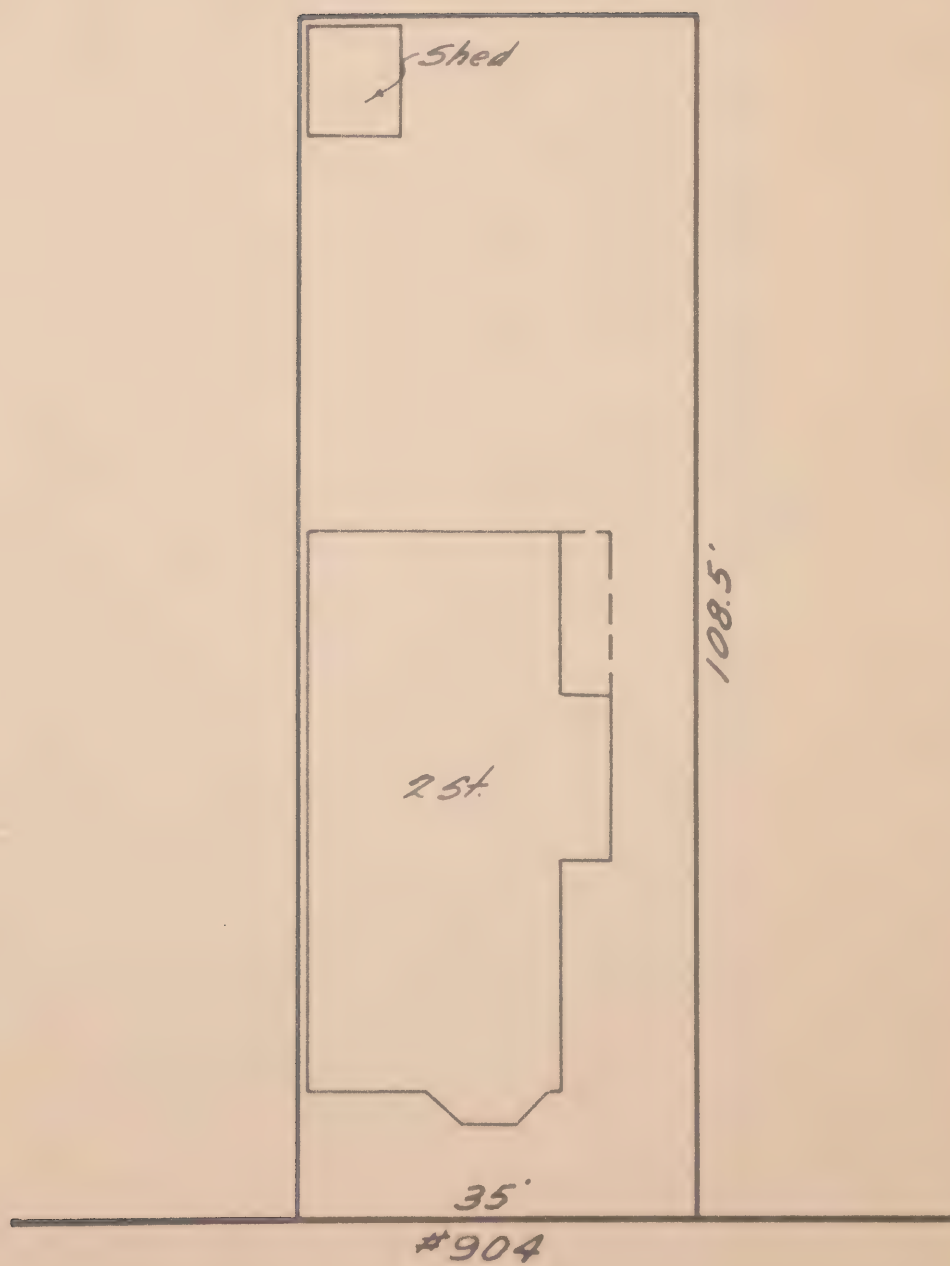
Sales Most Comparable	797-5,	784-14	
3,798	s. f. @ \$ 5.00	\$ 18,990	19,000

INCOME APPROACH: Not applicable.

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$	\$	\$	

LAND	\$ 17,000
IMPROVEMENTS	<u>2,000</u>

MARKET VALUE OF PROPERTY \$ 19,000



STEINER STREET



APPRAISAL

OWNER: St. Anthony Dining Room
PROPERTY ADDRESS: 908 Steiner

PARCEL NO. 779-17
DATE ACQ: 11-21-56

OWNER'S ADDRESS: 121 Golden Gate

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Rooms

ASSESSED VALUE: Land \$ 1,160
Imps. 5,100
\$ 6,260

TAXES: \$ Exempt.

LAND: DIMENSION 25 x 108.5 = 2,713

s. f.

IMPROVEMENTS: Condition Good

Effective Age 65±

Two story frame structure with a kitchen, 2 dining rooms, bath & T.V. room in the basement. There are 4 bedrms., 1 livingroom & bath on the 1st floor. The 2nd floor has 6 bedrms. and a bath. All of the property is occupied by employees of the church.

SUMMATION APPROACH:

Rounded to

Land	2,713 s.f. @ \$4.42±	\$ 12,000	
Improvements	4,294 s.f. @ 2.00	8,588	
		<u>20,588</u>	20,600

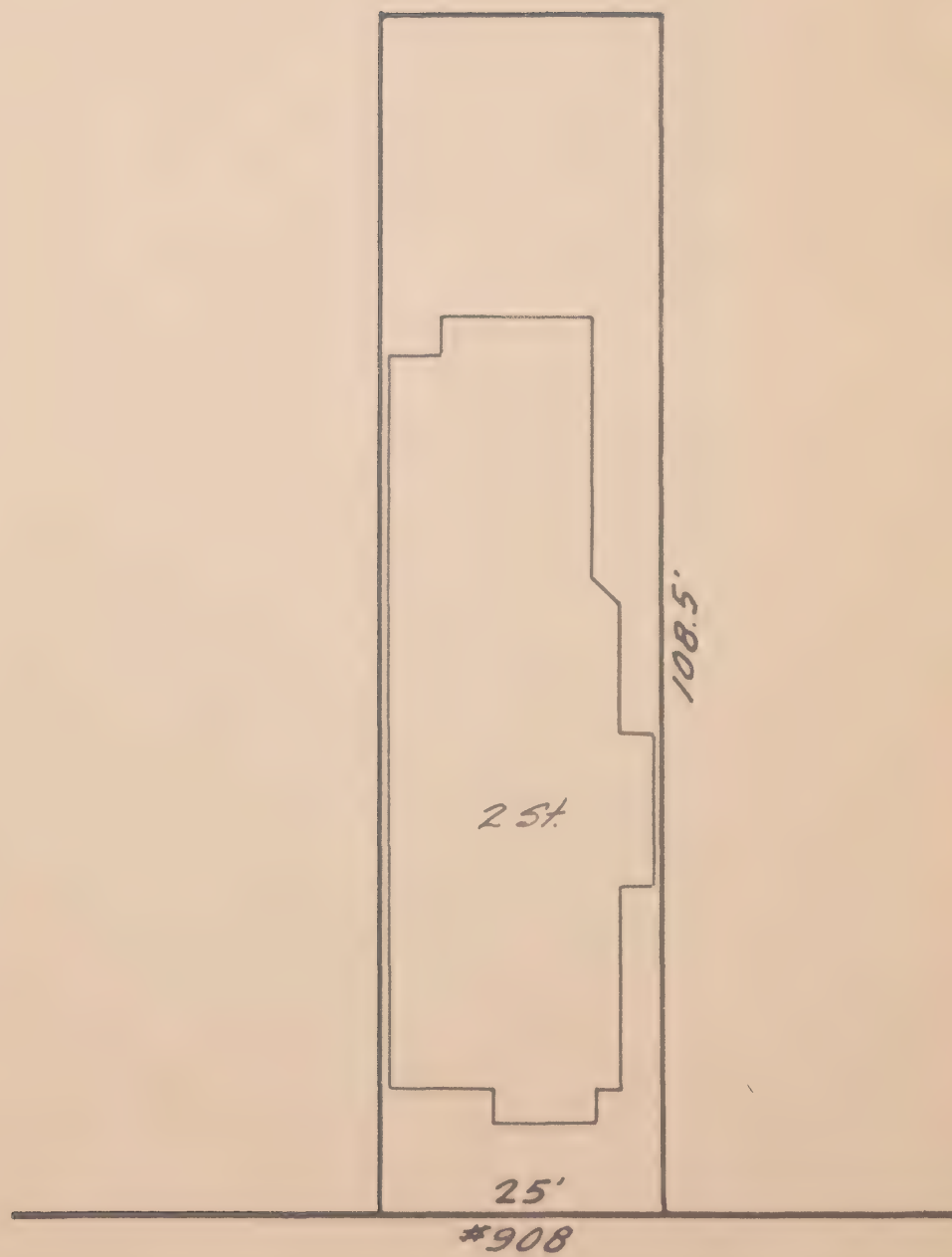
MARKET COMPARISON:

Sales Most Comparable	797-5, 779-18		
2,713	s. f. @ \$ 7.60	\$ 20,619	20,600

INCOME APPROACH: Not applicable.

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$		\$	\$

LAND	\$ 12,000
IMPROVEMENTS	<u>8,000</u>
MARKET VALUE OF PROPERTY	\$ 20,000



STEINER STREET



APPRAISAL

67
59-13

OWNER: Frank F. Accardi
PROPERTY ADDRESS: 910 Steiner

PARCEL NO. 779-18
DATE ACQ: 2-28-59

OWNER'S ADDRESS: 910 Steiner

IRS: 20.90
CONSID: 19,628
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,190
Imps. 1,350
\$ 2,540

TAXES: \$ 211.08

LAND: DIMENSION Irreg. = ~~2,863~~ s.f.

IMPROVEMENTS: Condition Fair ²⁸⁷⁰ Effective Age 65±

2 story frame structure with 2 - 3rm apts. in the basement.
There is 1 - 4rm unit on the 1st floor & 1 - 5rm on the 2nd floor.

SUMMATION APPROACH:

Rounded to

Land	²⁸⁷⁰ 2,863 s.f. @	^{4.46} \$4.47	\$ 12,800	
Improvements	3,779 s.f. @	2.30	8,692	
			<u>21,492</u>	21,500

MARKET COMPARISON:

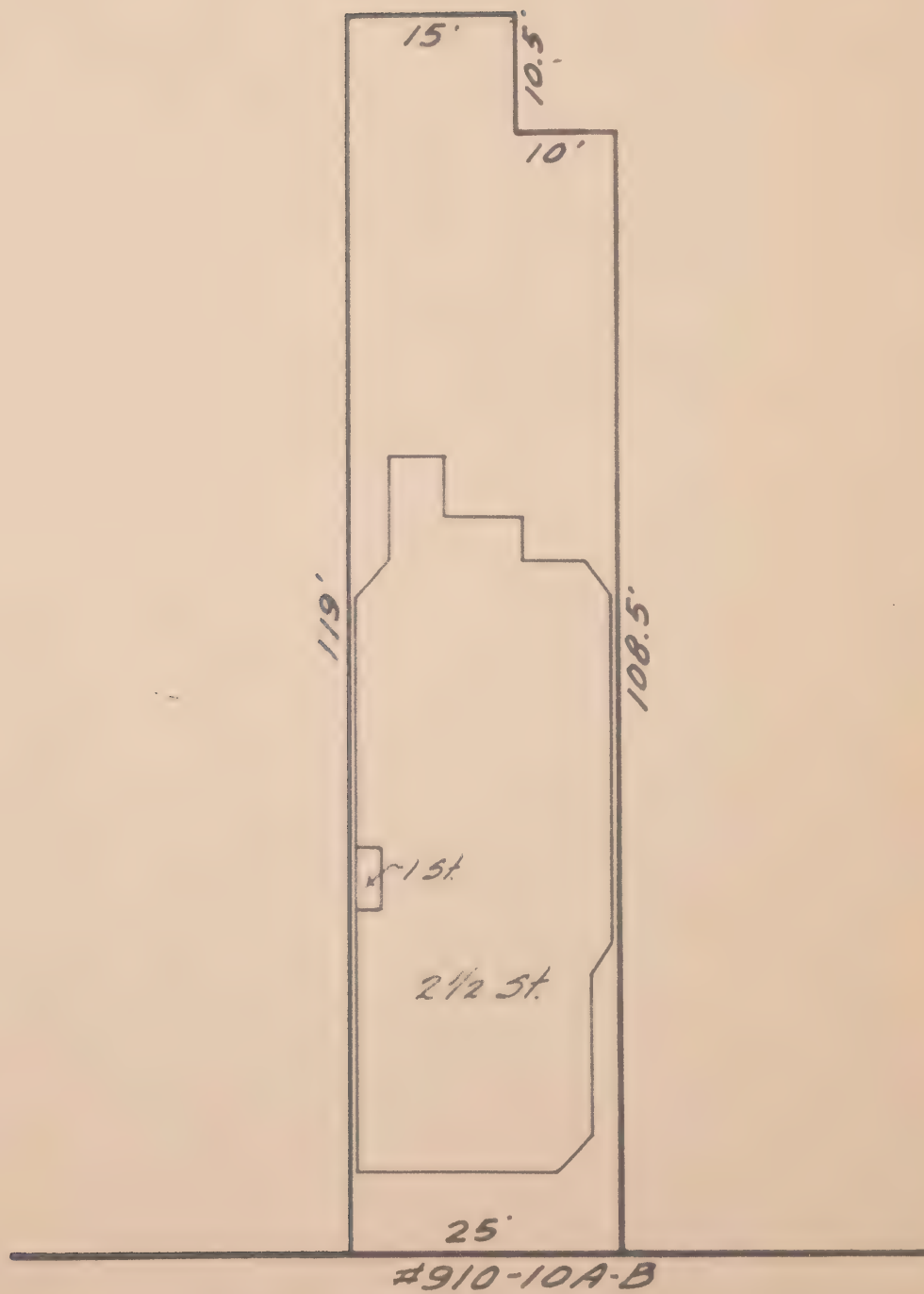
Sales Most Comparable	797-5,	795-14		
2,863	s.f. @ \$ 7.40		\$ 21,186	21,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3rm	65		60	
1-3rm	65		60	
1-4rm	55		70	
1-5rm	85		85	
			<u>275 x 75 =</u>	
			20,625	20,600

LAND	\$ 12,800
IMPROVEMENTS	<u>8,200</u>

MARKET VALUE OF PROPERTY \$ 21,000



STEINER STREET



APPRAISAL

67
52-12

OWNER: Akira Mizoni et al
PROPERTY ADDRESS: 912 Steiner

PARCEL NO. 779-19
DATE ACQ: 5-17-48

OWNER'S ADDRESS: 912 Steiner

IRS:

CONSID:

N.S.

ZONING: R-4

PRESENT USE: Single family

BEST USE:

Apts.

ASSESSED VALUE: Land \$ 1,090
Impe. 1,400
\$ 2,490

TAXES: \$ 137.94

LAND: DIMENSION 25 x 93 = 2,325

s.f.

IMPROVEMENTS: Condition Good

Effective Age 65±

2½ story frame structure with basement garage & storage. There are 3 rooms on the 1st floor, 5 rms on the 2nd floor & 2 storage rooms in the attic. Dwelling has been remodeled recently.

SUMMATION APPROACH:

Rounded to

Land	2,325 s.f. @ \$4.52±	\$ 10,500	
Improvements	2,854 s.f. @ 3.00	8,562	
		<u>19,062</u>	19,100

MARKET COMPARISON:

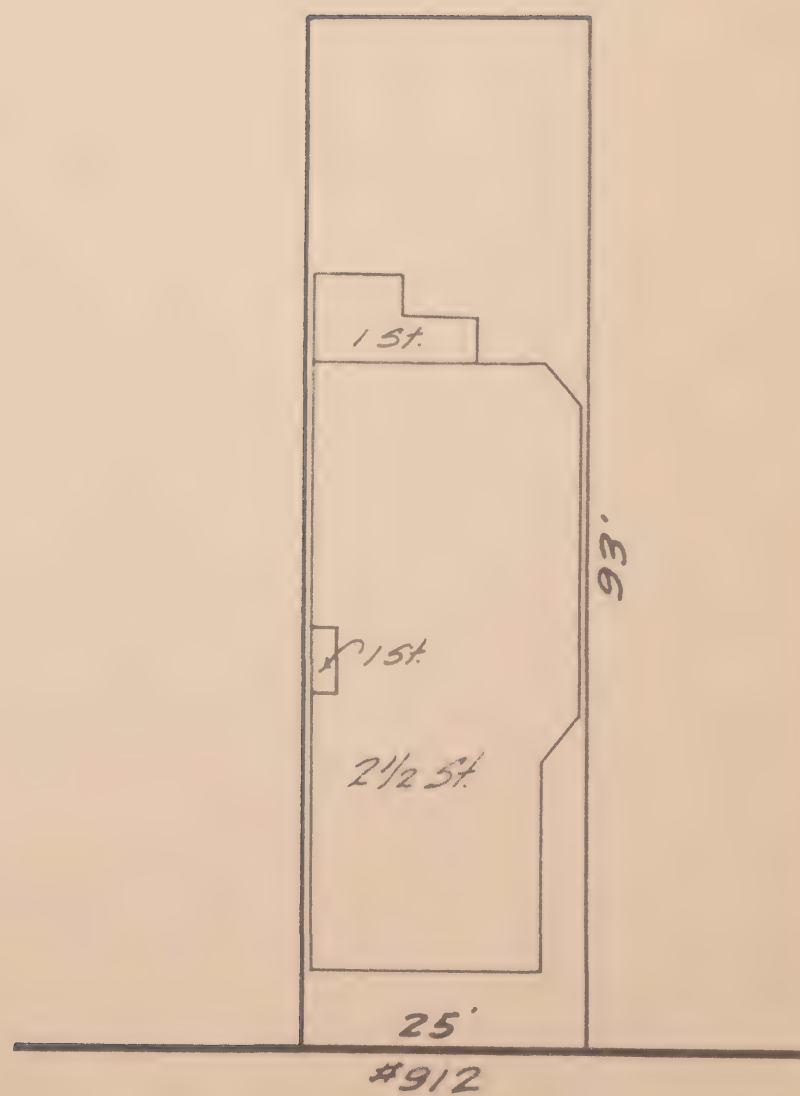
Sales Most Comparable	803-24,	804-27,	1051-6A	
2,325	s.f. @ \$ 8.00		\$ 18,600	18,600

INCOME APPROACH: Not applicable.

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$

LAND	\$ 10,500
IMPROVEMENTS	<u>8,500</u>

MARKET VALUE OF PROPERTY \$ 19,000



STEINER STREET



APPRAISAL

67
59-11

OWNER: John S. Mizano et al
PROPERTY ADDRESS: 950 Steiner

PARCEL NO. 179-20
DATE ACQ: 12-5-47

OWNER'S ADDRESS: 950 Steiner

IRS:
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,060
Impr. 7,650
\$ 9,710

TAXES: \$ 794.86

LAND: DIMENSION 33 x 87.5 = 2,888

s. f.

IMPROVEMENTS: Condition Good

Effective Age 65±

3 story frame structure with bsmt. stg.
There are 3 - 4rm & 3 - 5rm apts. in the bldg.

SUMMATION APPROACH:

Rounded to

Land	2,888 s.f. @	\$5.02±	\$	14,500	
Improvements	7,280 s.f. @	4.30		31,304	
				<u>45,804</u>	45,800

MARKET COMPARISON:

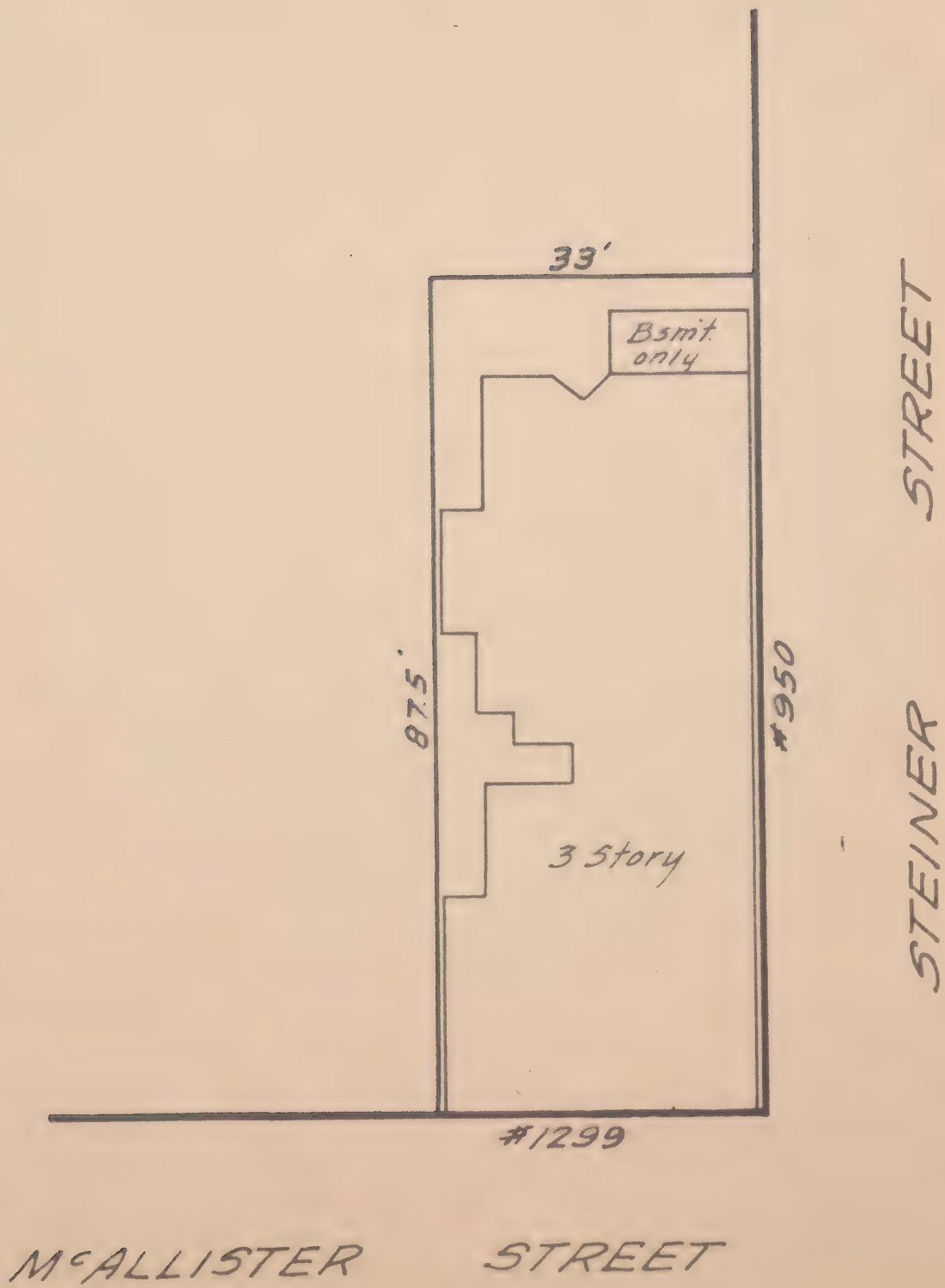
Sales Most Comparable	1126-30,	779-11		
2,888	s. f. @ \$ 15.60		\$ 45,053	45,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3-4rms	65	85	255	
3-5rms	Owners	90	270	
			<u>525 x 90 =</u>	
			47,250	47,300

LAND	\$	14,500
IMPROVEMENTS		<u>30,500</u>

MARKET VALUE OF PROPERTY \$ 45,000





APPRAISAL

57
59-10

OWNER: Maggie M. Hudson
PROPERTY ADDRESS: 1277-91 McAllister

PARCEL NO. 779-21
DATE ACQ: 2-14-62

OWNER'S ADDRESS: 1287 McAllister

IRS: 79-35
CONSID: 68,000
BEST USE: Same

ZONING: R-4

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,850
Impr. 8,100
\$ 10,950

TAXES: \$ 909.94

LAND: DIMENSION 60 x 87.5 = 5,250

s. f.

IMPROVEMENTS: Condition Good

Effective Age 65

3 story frame structure with basement, garage & storage area.
There are 6-4rm & 3-5rm flats in the bldg.

SUMMATION APPROACH:

Rounded to

Land	5,250 s.f. @	\$4.48±	\$	23,500	
Improvements	11,005 s.f. @	4.30		47,322	
				<u>70,822</u>	70,800

MARKET COMPARISON:

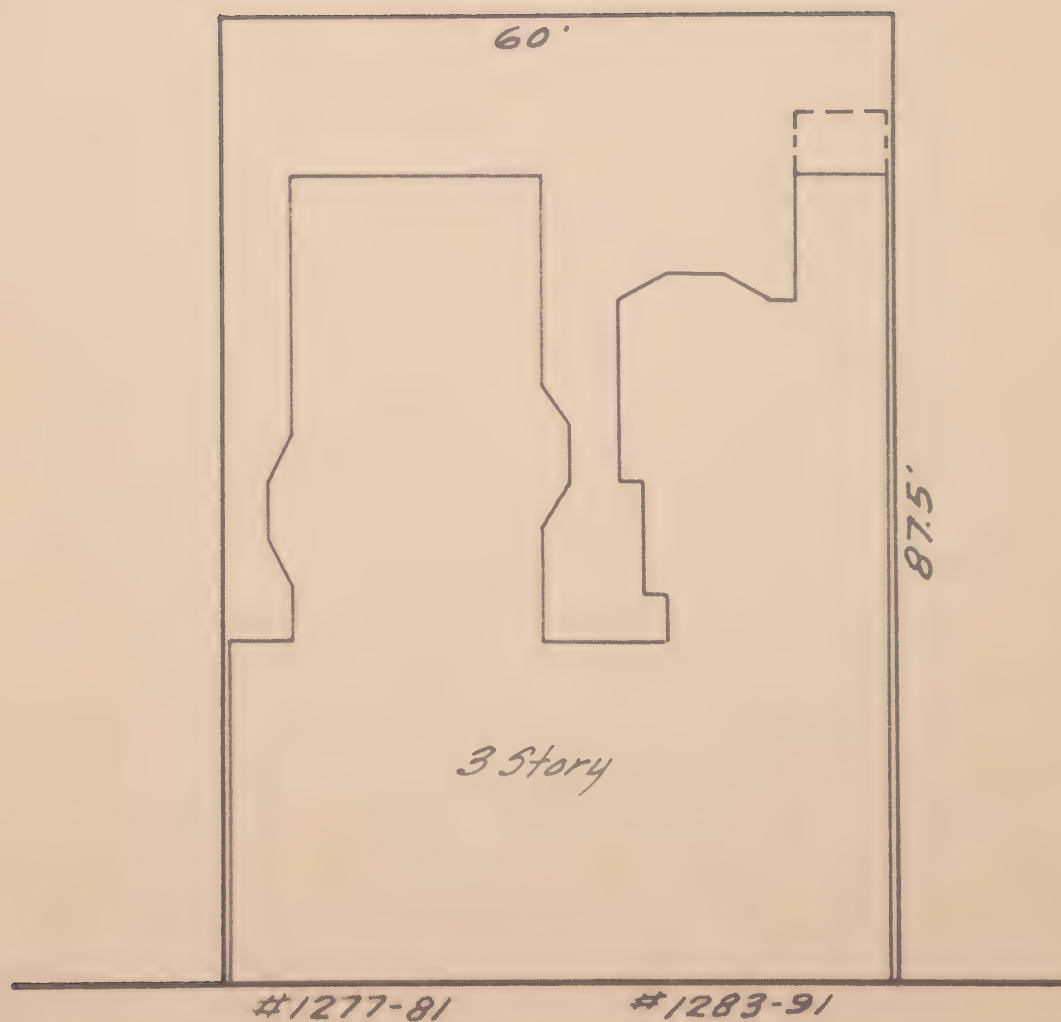
Sales Most Comparable	779-21,	730-28		
5,250	s. f. @ \$ 13.40		\$ 70,350	70,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3-5rm	90 each		270	
6-4rm	85 each		510	
			<u>780 x 90</u>	70,200

LAND	\$	23,500
IMPROVEMENTS		<u>46,500</u>

MARKET VALUE OF PROPERTY \$ 70,000



McALLISTER STREET



APPRAISAL

67
52-9

OWNER: Bill James Long
PROPERTY ADDRESS: 1271-75 McAllister

PARCEL NO. 779-22
DATE ACQ: 1956

OWNER'S ADDRESS: 1271 McAllister

IRS:
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,500
Imps. 2,550
\$ 4,050

TAXES: \$ 336.56

LAND: DIMENSION 26 x 112.5 = 2,925

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 65 ±

3 story frame structure with small basement store and storage space. There is 1-7rm flat on each floor.

SUMMATION APPROACH:

Rounded to

Land	2,925 s.f. @	\$4.44	\$	13,000	
Improvements	6,152 s.f. @	2.20		13,534	
				<u>26,534</u>	26,500

MARKET COMPARISON:

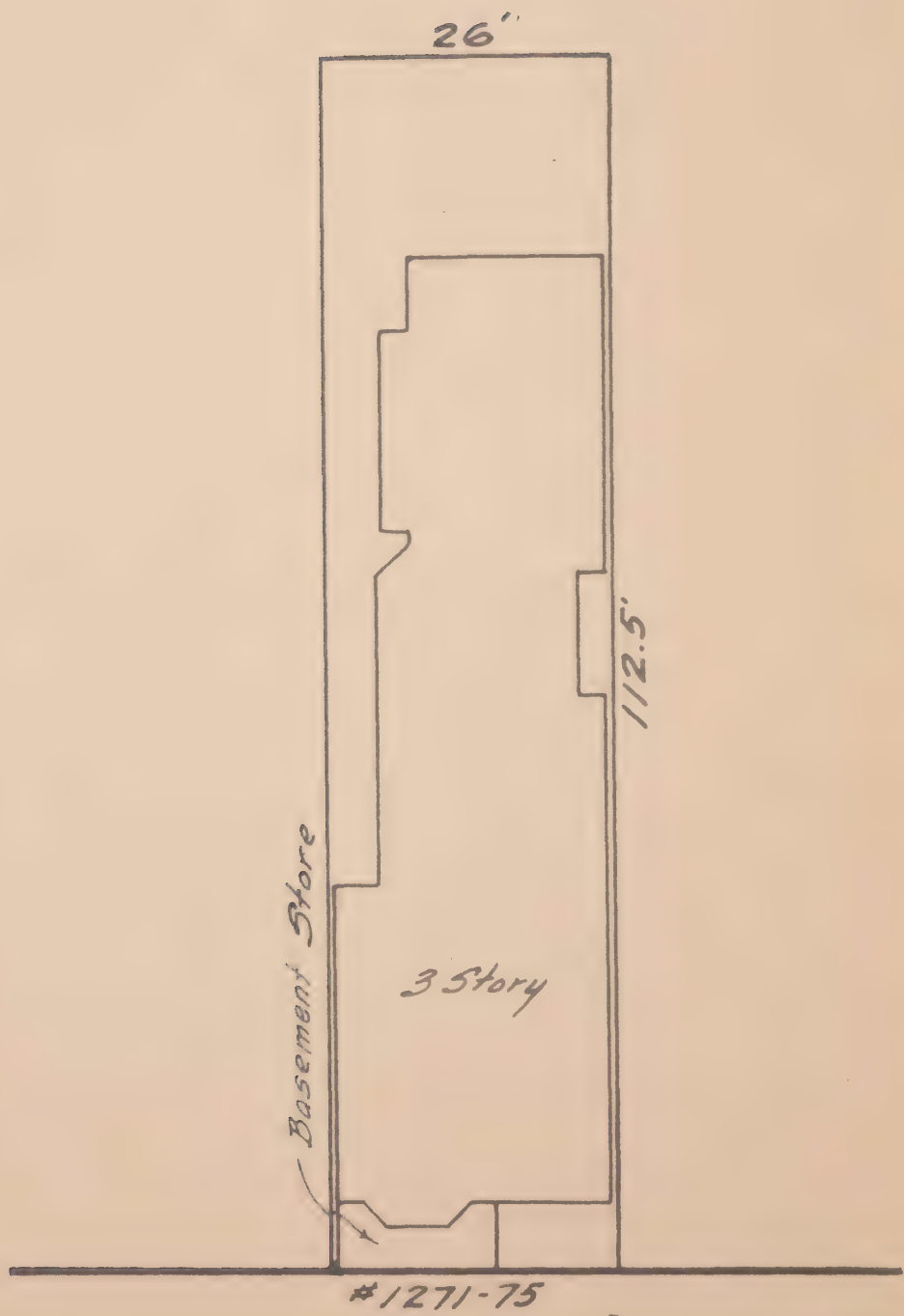
Sales Most Comparable	730-12,	1125-2A	
2,925	s.f. @ \$ 9.00	\$	26,325
			26,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	Vacant		40	
1-7rm	Owner		100	
1-7rm	110		100	
1-7rm	125		100	
			<u>340</u> x 80	27,200

LAND	\$	13,000
IMPROVEMENTS		<u>13,500</u>

MARKET VALUE OF PROPERTY \$ 26,500



McALLISTER STREET



APPRAISAL

67
59-8

OWNER: Max Smith
PROPERTY ADDRESS: 1269 McAllister

PARCEL NO. 779-23
DATE ACQ:

OWNER'S ADDRESS: 1978 18th Ave.

IRS:
CONSID: Family deal
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,370
Imps. 1,500
\$ 2,870

TAXES: \$ 238.50

LAND: DIMENSION 25 x 127.5 = 3,188 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70

2 story frame structure with bsmt. apt. that is not in use. There is 1-4rm apt. on each of 1st and 2nd floors. The attic contains 4 rms with restricted wall height.

SUMMATION APPROACH:

Rounded to

Land	3,188 s.f. @ \$4.39 ⁺	\$ 14,000	
Improvements	3,590 s.f. @ 1.00	3,590	
		<u>17,590</u>	17,600

MARKET COMPARISON:

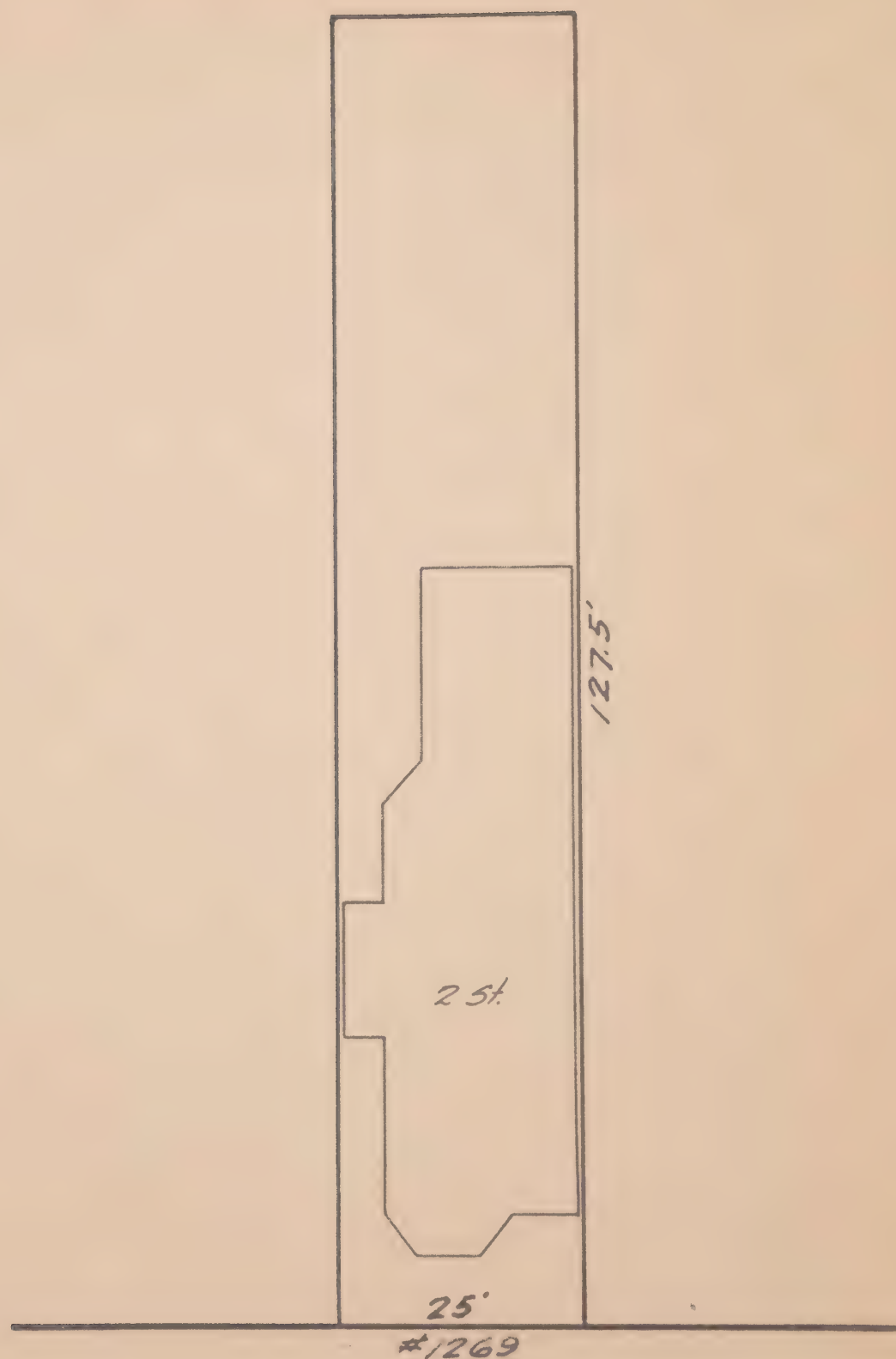
Sales Most Comparable	779-28		
3,188 s.f. @ \$5.50	\$ 17,534		17,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4rm	80		80	
1-4rm	?		80	
			<u>160 x 110</u>	17,600

This property is presently in probate.

LAND	\$ 14,000
IMPROVEMENTS	<u>3,500</u>
MARKET VALUE OF PROPERTY	\$ 17,500



McALLISTER STREET



APPRAISAL

67
59-7

OWNER: Pete L. Luz et al
PROPERTY ADDRESS: 1261-63 McAllister

PARCEL NO. 779-24
DATE ACQ: 9-19-50

OWNER'S ADDRESS: 1263 McAllister

IRS:
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,370
Impe. 1,500
\$ 2,870

TAXES: \$ 165.36

LAND: DIMENSION 25 x 127.5 = 3,188

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 65±

2 story frame structure with bsmt. gar. There is 1-6rm flat on the 1st floor & 1-7rm flat on the 2nd floor.

SUMMATION APPROACH:

Rounded to

Land	3,188 s.f. @ \$4.39 [±]	\$ 14,000	
Improvements	3,212 s.f. @ 2.00	6,424	
		<u>20,424</u>	20,400

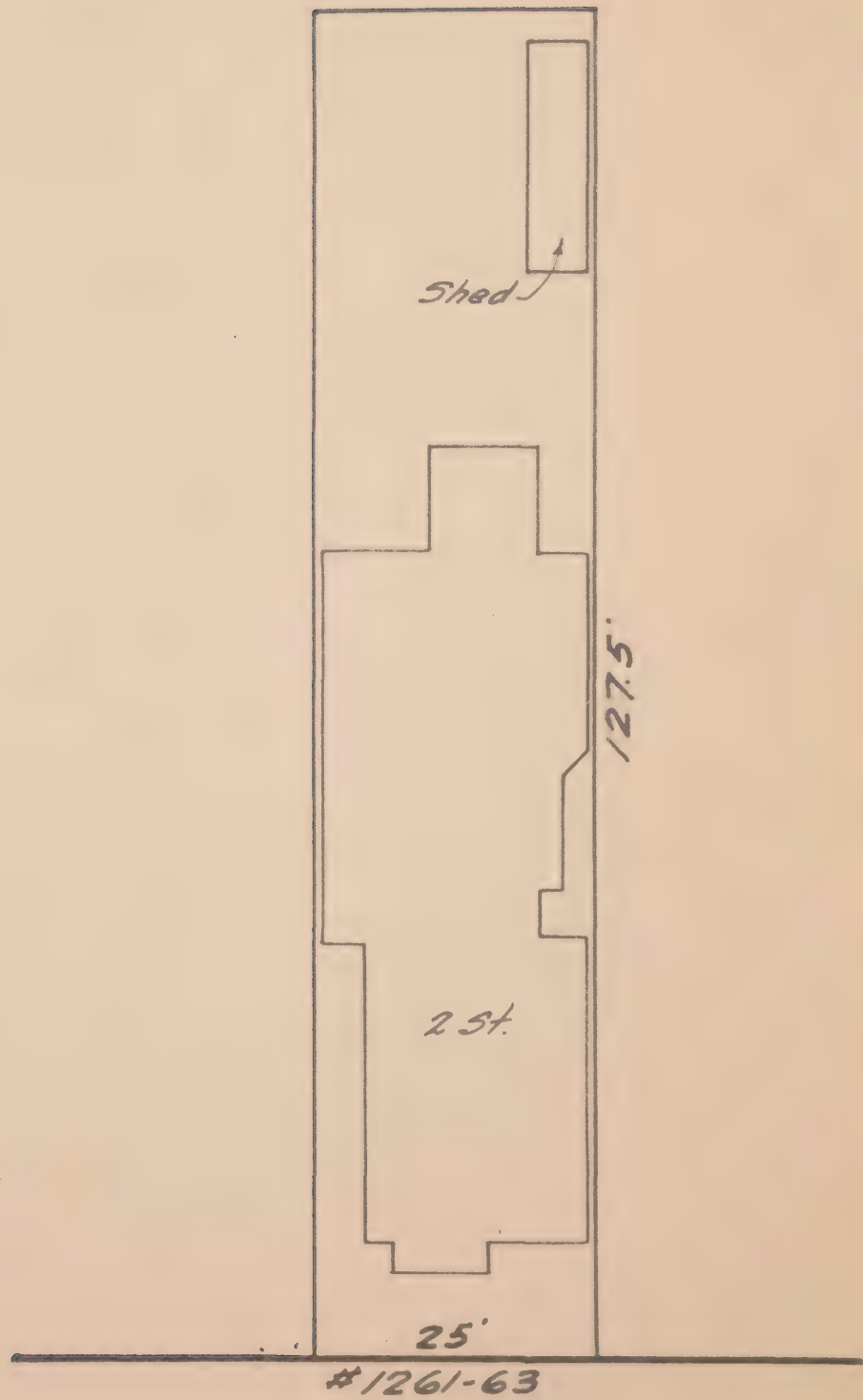
MARKET COMPARISON:

Sales Most Comparable	797-5, 779-18		
3,188	s. f. @ \$6.30	\$ 20,084	20,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6rm	Owner		95	
1-7rm			100	
			<u>195 x 100</u>	19,500

LAND	\$ 14,000
IMPROVEMENTS	<u>6,000</u>
MARKET VALUE OF PROPERTY \$	20,000



McALLISTER STREET



APPRAISAL

C7
52-6

OWNER: Cal. Pac. Title Ins. Co.
 PROPERTY ADDRESS: 1253-57 McAllister
 OWNER'S ADDRESS: c/o Alberton Realty
 157 Sutter

PARCEL NO. 779-25
 DATE ACQ: Rec. 9/19/61
 IRS: 33.00
 CONSID: 33,000 Ind.
 BEST USE: Apts.

ZONING: R-4 PRESENT USE: Stores/ Rooms

ASSESSED VALUE: Land \$ 1,660
 Imps. 2,850
 \$ 4,510

TAXES: \$ 374.78

LAND: DIMENSION 27.5 x 127.5 = 3,506 s. f.

IMPROVEMENTS: Condition Fair Effective Age 70±

3 story frame structure with 2 stores on the 1st floor. The 2nd & 3rd floors contain 26 rooms & 1-2rm apt. There is a wash basin each room.

SUMMATION APPROACH:

Rounded to

Land	3,506 s.f. @ \$4.42±	\$ 15,500	
Improvements	7,194 s.f. @ 2.20	15,827	
		31,327	31,300

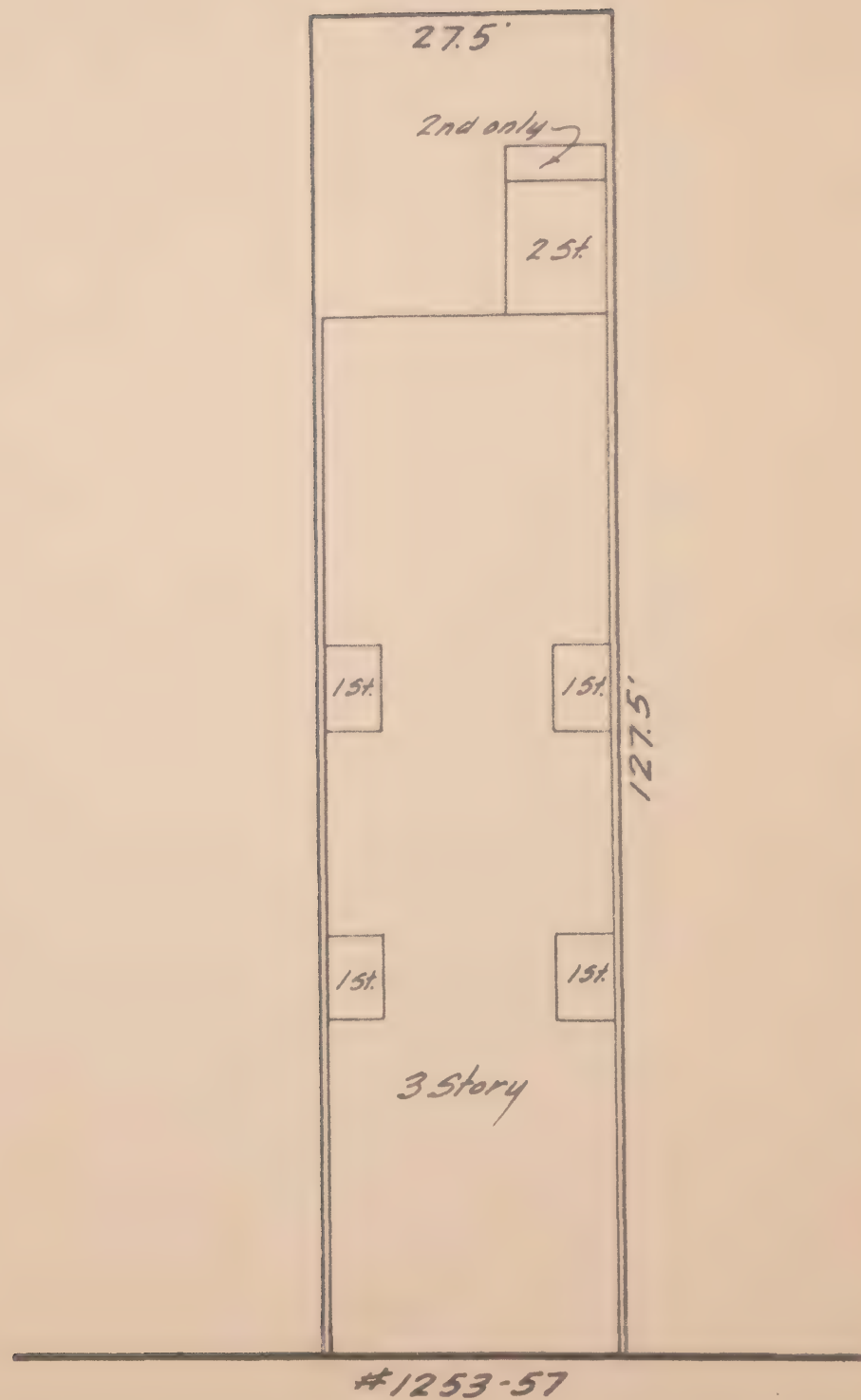
MARKET COMPARISON:

Sales Most Comparable	779-25, 685-11, 732-7		
3,506	s. f. @ \$ 9.00	\$ 31,554	31,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store.	100		100	
1-store.	45		45	
1-2rm (ML)			300	
26-1rm)	300			
			445 x 70 =	
			31,150	31,200

LAND	\$ 15,500
IMPROVEMENTS	15,500
MARKET VALUE OF PROPERTY	\$ 31,000



MCALLISTER STREET



APPRAISAL

67
52-5

OWNER: Ner G. Cuyugan et ux
PROPERTY ADDRESS: 1249 McAllister

PARCEL NO. 779-26
DATE ACQ: 10-1-51

OWNER'S ADDRESS: 1643 B Webster

IRS: 8.80
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,440
Impe. 2,000
\$ 3,440

TAXES: \$ 285.86

LAND: DIMENSION 26.17 x 127.5 = 3,337 s. f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±

2 story frame structure with ground level store. There is one 6-rm flat on each floor.

SUMMATION APPROACH:

Rounded to

Land	3,337 s.s. @ \$4.50	\$ 15,000	
Improvements	4,508 s.f. @ 1.20	5,409	
		<u>20,409</u>	20,400

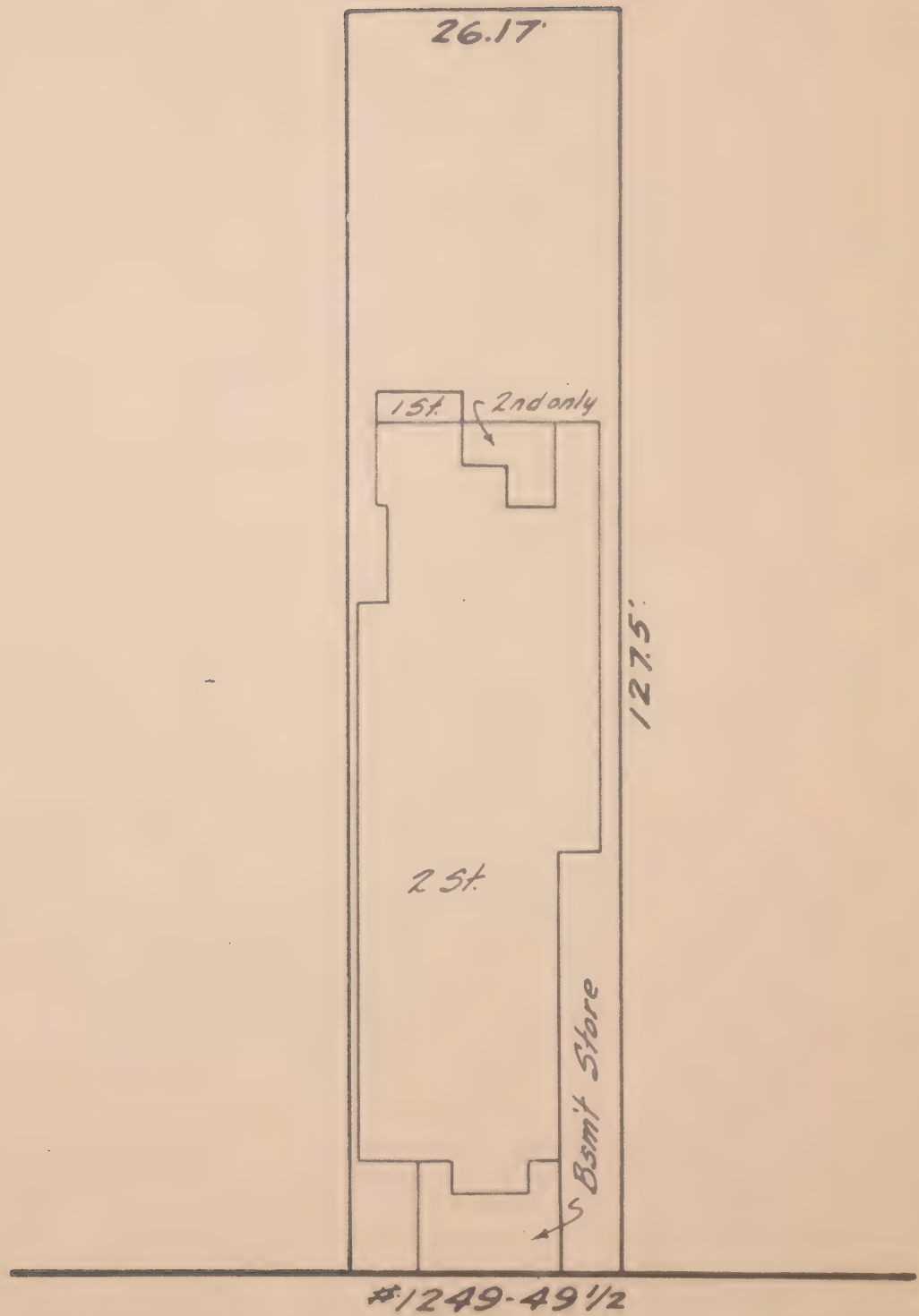
MARKET COMPARISON:

Sales Most Comparable	779-28, 779-18, 707-14A		
	3,337 s.f. @ \$6.00	\$ 20,022	20,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	Vacant		50	
1-6rm	60		90	
1-6rm	70		90	
			<u>230 x 90</u>	20,700

LAND	\$ 15,000
IMPROVEMENTS	<u>5,000</u>
MARKET VALUE OF PROPERTY \$	20,000



McALLISTER STREET



APPRAISAL

67
52-4

OWNER: Herbert H. Meyer et ux
PROPERTY ADDRESS: 1243-47 McAllister

PARCEL NO. 779-27
DATE ACQ: 3-18-57

OWNER'S ADDRESS: 40 City View Way

IRS: 14.85

ZONING: R-4

PRESENT USE: Church/apts.

CONSID: 13,500 Ind.
BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,580
Impe. 1,800
\$ 3,380

TAXES: \$ 280.88

LAND: DIMENSION 26.17 x 127.5 = 3,337 s.f.

IMPROVEMENTS: Condition Fair to Poor Effective Age 70+

2 story frame structure with high bsmt store used as a church.
There is one 7-rm flat on the 1st floor & 2 apts on the 2nd floor.

SUMMATION APPROACH:

Rounded to

Land	3,337 s.f. @ \$4.50 [±]	\$ 15,000	
Improvements	3,842 s.f. @ 1.50	5,763	
		<u>20,763</u>	20,800

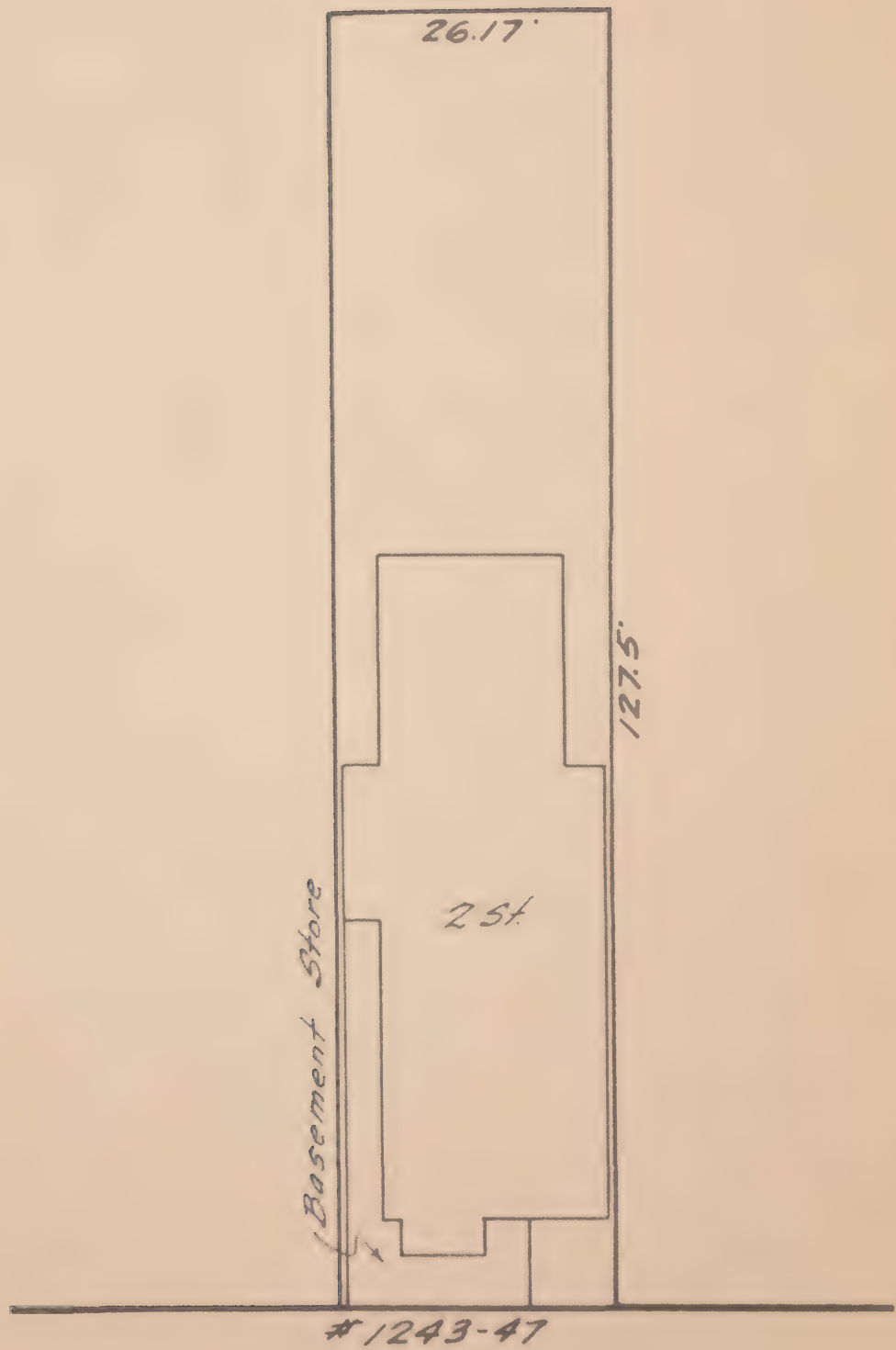
MARKET COMPARISON:

Sales Most Comparable	707-14A, 779-28, 779-18	
3,337	s.f. @ \$ 6.30	\$ 21,023
		21,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Church	45		45
1-7rm	90		90
1-3rm	65		65
1-4rm	75		75
			<u>275 x 75 =</u>
			20,625
			20,600

LAND	\$ 15,000
IMPROVEMENTS	<u>6,000</u>
MARKET VALUE OF PROPERTY	\$ 21,000



McALLISTER STREET





APPRAISAL

57
59-1 ptn
779-30
see
1,2,3

OWNER: Benjamin Fireman
PROPERTY ADDRESS: 1217-23 MoAllister

PARCEL NO.
DATE ACQ:

OWNER'S ADDRESS: 59 Kittridge Terr.

IRS:

ZONING: C-2

PRESENT USE: Store/flats

CONSID: N.S.

BEST USE: Same

ASSESSED VALUE: Land \$ 1,550
Impe. 2,500
\$ 4,050

TAXES: \$ 336.56

LAND: DIMENSION 25 x 137.5 = 3,438

s. f.

IMPROVEMENTS: Condition fair to poor

Effective Age

70

3 story frame structure with 2 stores on the 1st floor & 1 flat on each of the 2nd & 3rd floors.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.51+	\$ 15,500	
Improvements	4,786 s.f. @ 2.50	11,965	
		<u>27,465</u>	27,500

MARKET COMPARISON:

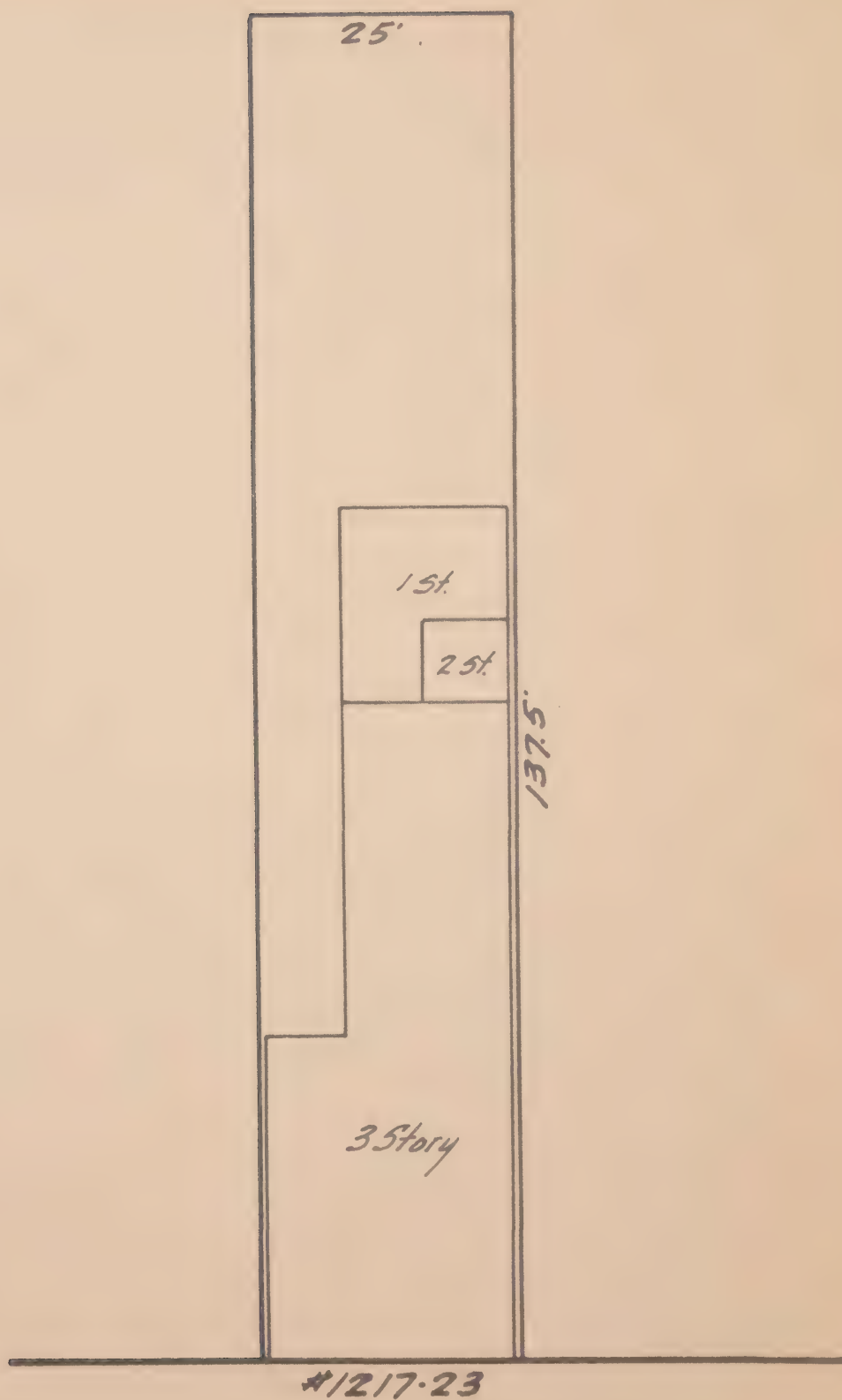
Sales Most Comparable	773-8, 780-30		
3,438 s.f. @ \$ 8.00	\$ 27,504		27,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
2-stores 85			170
1st floor 100			100
2nd floor 100			100
			<u>370 x 75 =</u>
			27,750
			27,800

LAND	\$ 15,500
IMPROVEMENTS	<u>12,000</u>

MARKET VALUE OF PROPERTY \$ 27,500



McALLISTER STREET

BLOCK 780

BLOCK 780

	NAME	LAND	IMPS	TOTAL
-1	Max Ursditsky	\$ 16,500	\$ 11,500	\$ 28,000
-2	Carlos M.T. Carvojal	9,500	5,000	14,500
-3	Cleo Patra Patton	9,500	8,000	17,500
-4	Israel Goldanski	18,500	19,500	38,000
-5	City Title Co.	17,000	11,500	28,500
-6	Benjamin Fireman	11,000	14,500	25,500
-7,-8	Hamilton W. Nolan	23,000	22,000	45,000
-9	Anchor Realty	8,200	7,800	16,000
-10	Michael Nicholson	8,000	11,000	19,000
-11	Edward J. Dyfoon	17,000	15,500	32,500
-11A	Savannah C. Burgess	17,000	14,500	31,500
-12	Frederick G. Bauer	17,000	5,500	22,500
-13,-14, -15,-17	Holy Virgin Community of San Francisco	77,000	48,000	125,000
-17A	M. Riordan	23,000	18,000	41,000
-18	Robert G. Shepard	31,000	134,000	165,000
-19	James M. Oberti	28,000	12,000	40,000
-20	George Stefan	24,000	24,000	48,000
-21	Fred V. Sheehan	27,000	56,000	83,000
-22	Harry Diller	12,500	11,500	24,000
-23	Joseph A. Wheeler	12,500	12,500	25,000
-24,-25	Mervin Coleman	38,500	18,500	57,000
-26	Hannah Kantrou	34,000	16,000	50,000
-27,-28	Israel Goldanski	36,500	17,500	54,000
-29	Morris Elkind	20,500	5,500	26,000
-30	David R. DeVore	11,000	9,000	20,000
-31	Orven G. Halvorson	<u>11,000</u>	<u>22,000</u>	<u>33,000</u>
		\$558,700	\$550,800	\$1,109,500



APPRAISAL

68-1

OWNER: Max Ursditsky et al
 PROPERTY ADDRESS: 1101 McAllister
 OWNER'S ADDRESS: 1101 McAllister

PARCEL NO. 780-1
 DATE ACQ: 1-30-46 &
 7-13-51
 IRS: -
 CONSID: N.S.
 BEST USE: Same

ZONING: C-2 PRESENT USE: Stores

ASSESSED VALUE: Land \$ 3,730.00
 Imps. 2,150.00
 \$ 5,880.00

TAXES: \$ 488.62

LAND: DIMENSION 34.5 x 87.5 = 3,019 s.f.

IMPROVEMENTS: Condition Good Effective Age 30 ±
 Front bldg. - 1 st. fr. str. with store leased as 3 separate departments.
 Rear bldg. - 1 st. fr. str. used as a beauty shop.

SUMMATION APPROACH:

Rounded to

Land	3,019 s.f. @ \$5.47±	\$ 16,500	
Improvements			
Front	2,149 s.f. @ \$4.50	\$9,671	
Rear	449 s.f. @ 4.00	<u>1,796</u>	
		11,467	
		<u>27,967</u>	\$28,000

MARKET COMPARISON:

Sales Most Comparable	779-8		
	3,019 s.f. @ \$ 9.30	\$ 28,077	28,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Grocery store	125		100
Butcher Shop	125		100
Poultry shop	150		120
Beauty Parlor	30		30
			<u>350</u> x 80
			28,000

Fixtures are deemed personal property.

LAND	\$ 16,500
IMPROVEMENTS	<u>11,500</u>

MARKET VALUE OF PROPERTY \$ 28,000



APPRAISAL

68-26

OWNER: Carlos M. T. Carvojal
PROPERTY ADDRESS: 841 Webster St.

PARCEL NO. 780-2
DATE ACQ: 6-20-46

OWNER'S ADDRESS: 841 Webster St.

IRS: -

ZONING: C-2

PRESENT USE: Single family

CONSID: N.S.

BEST USE: Com.

ASSESSED VALUE: Land \$ 1,010.00
Imps. 450.00
\$ 1,460.00

TAXES: \$ 121.32

LAND: DIMENSION 25 x 84.5 = 2,113

s.f.

IMPROVEMENTS: Condition Good

Effective Age 65 ±

2 st. fr. single family dwelling with bsmt. stg. area. There are 2 rooms on the 1st flr. and 4 on the 2nd flr. Bath has tile flr. and 5 feet of tile on the walls. There is a shop at the rear of the lot.

SUMMATION APPROACH:

Rounded to

Land	2,113 s.f. @ \$4.50+	\$ 9,500
Improvements	1,500 s.f. @ 3.00	\$4,500
Shop	713 s.f. @ 0.70	499
		<u>4,999</u>
		14,499

\$14,500

MARKET COMPARISON:

Sales Most Comparable 803-24; 804-27
2,113 s.f. @ \$ 6.90

\$ 14,580

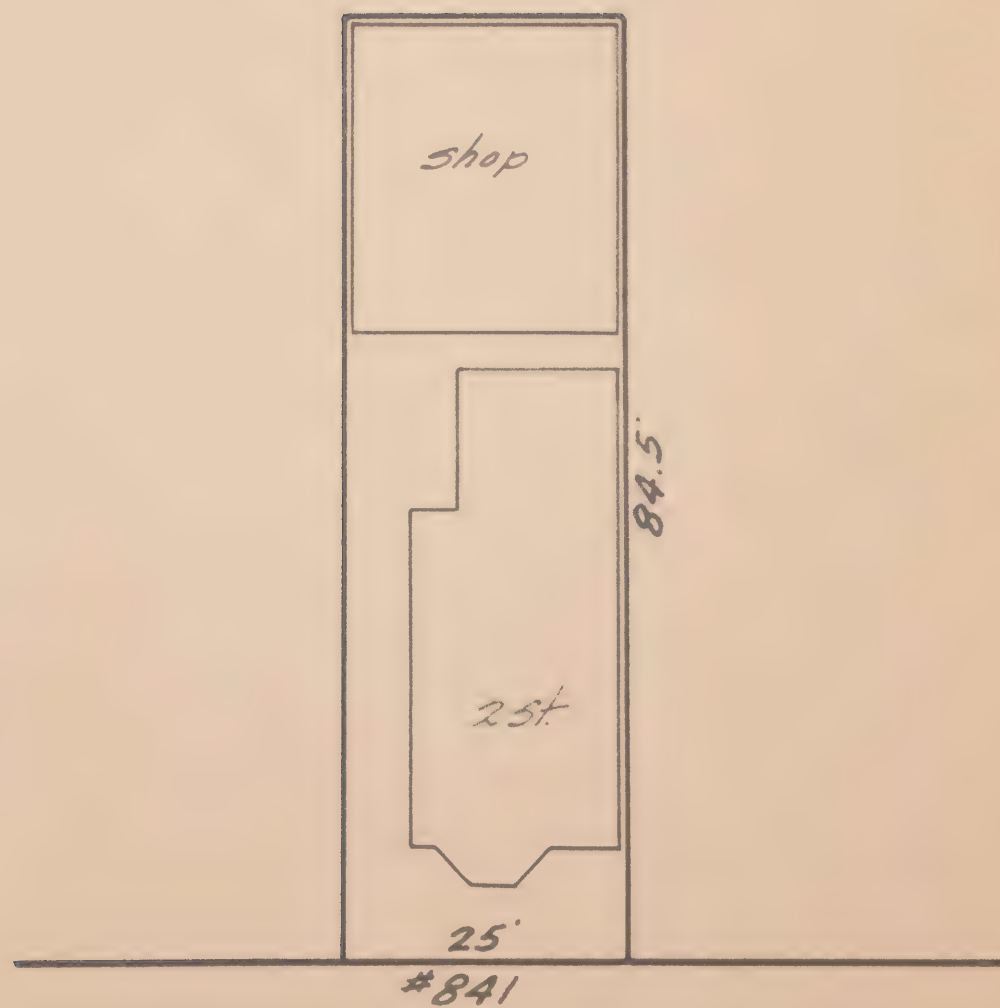
14,600

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 9,500
IMPROVEMENTS	5,000
	<u>14,500</u>

MARKET VALUE OF PROPERTY \$ 14,500



WEBSTER STREET



APPRAISAL

68-25

OWNER: Cleo Patra Patton et ux
PROPERTY ADDRESS: 835 Webster St.

PARCEL NO. 780-3
DATE ACQ: 1-10-47

OWNER'S ADDRESS: 1218 So. Norton Ave., Los Angeles IRS: -

ZONING: C-2

PRESENT USE: Store & apts. BEST USE: Same

ASSESSED VALUE: Land \$ 1,010.00
Imps. 450.00
\$ 1,460.00

TAXES: \$ 183.66

LAND: DIMENSION 25 x 84.5 = 2,113

s.f.

IMPROVEMENTS: Condition Fair Effective Age 65 ±
2 st. fr. str. with bsmt. store and 2-rm. apt. 1st & 2nd flrs.
are used as a single family dwelling with 3 rms. on ea. flr.
There is a small dwelling at the rear of the lot that was not
inspected.

SUMMATION APPROACH:

Rounded to

Land 2,113 s.f. @ \$4.50± \$ 9,500

Improvements

Front 2,394 s.f. @ \$3.00 \$7,182

Rear 364 s.f. @ 3.00 1,092

8,274
17,774

\$17,800

MARKET COMPARISON:

Sales Most Comparable 762-13; 756-10

2,113 s.f. @ \$ 8.00

\$ 16,904

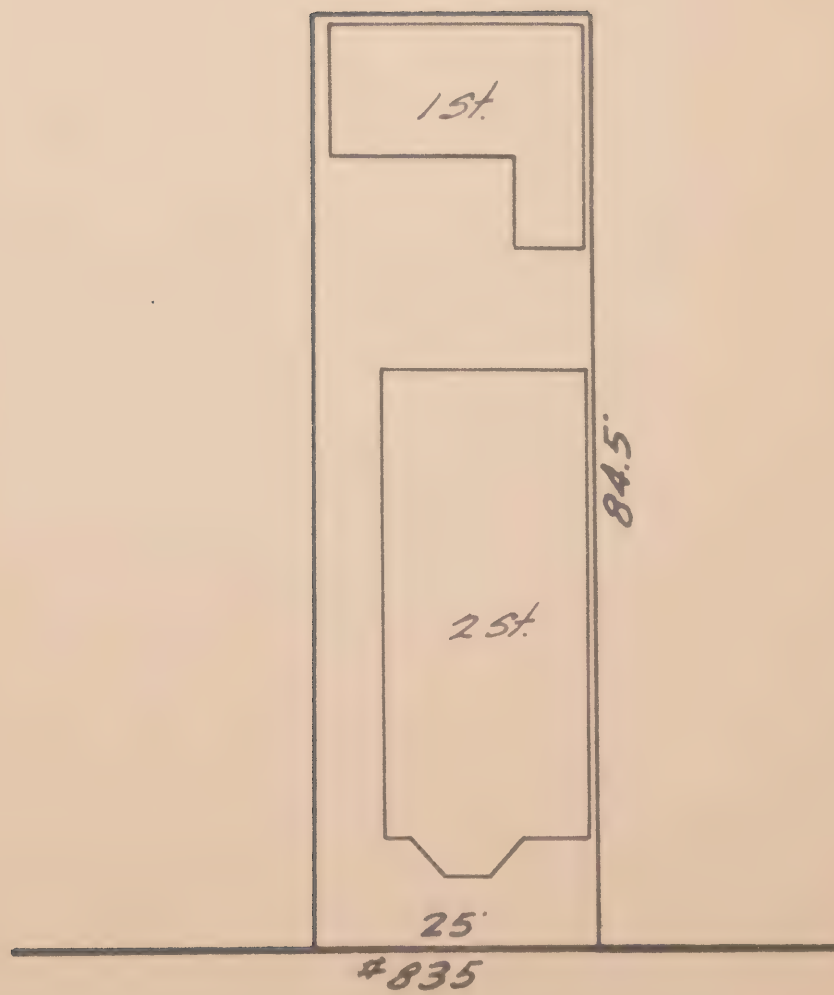
16,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	95		50	
1-2 rm.	40		40	
1-6 rm.	125		90	
Rear cottage	60		40	
			220 x 80	17,600

LAND \$ 9,500
IMPROVEMENTS 8,000

MARKET VALUE OF PROPERTY \$ 17,500



WEBSTER STREET



APPRAISAL

68-24

OWNER: Israel Goldanski et ux
PROPERTY ADDRESS: 831 Webster St.

PARCEL NO. 780-4
DATE ACQ: 8-15-58

OWNER'S ADDRESS: 831 Webster St.

IRS: \$31.35
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,450.00
Imps. 6,250.00
\$ 7,700.00

TAXES: \$ 639.88

LAND: DIMENSION 30 x 137.5 = 4,125 s.f.

IMPROVEMENTS: Condition Good Effective Age 35 ±
2 st. fr. str. with ground level gar. There are 2-3 rm. apts.
on the 1st flr. and 3-3 rm. apts. on the 2nd flr. Steam heat in
all apts.

SUMMATION APPROACH:

Rounded to

Land	4,125 s.f. @ \$4.48+	\$ 18,500	
Improvements	7,086 s.f. @ 2.75	19,487	
		37,987	\$38,000

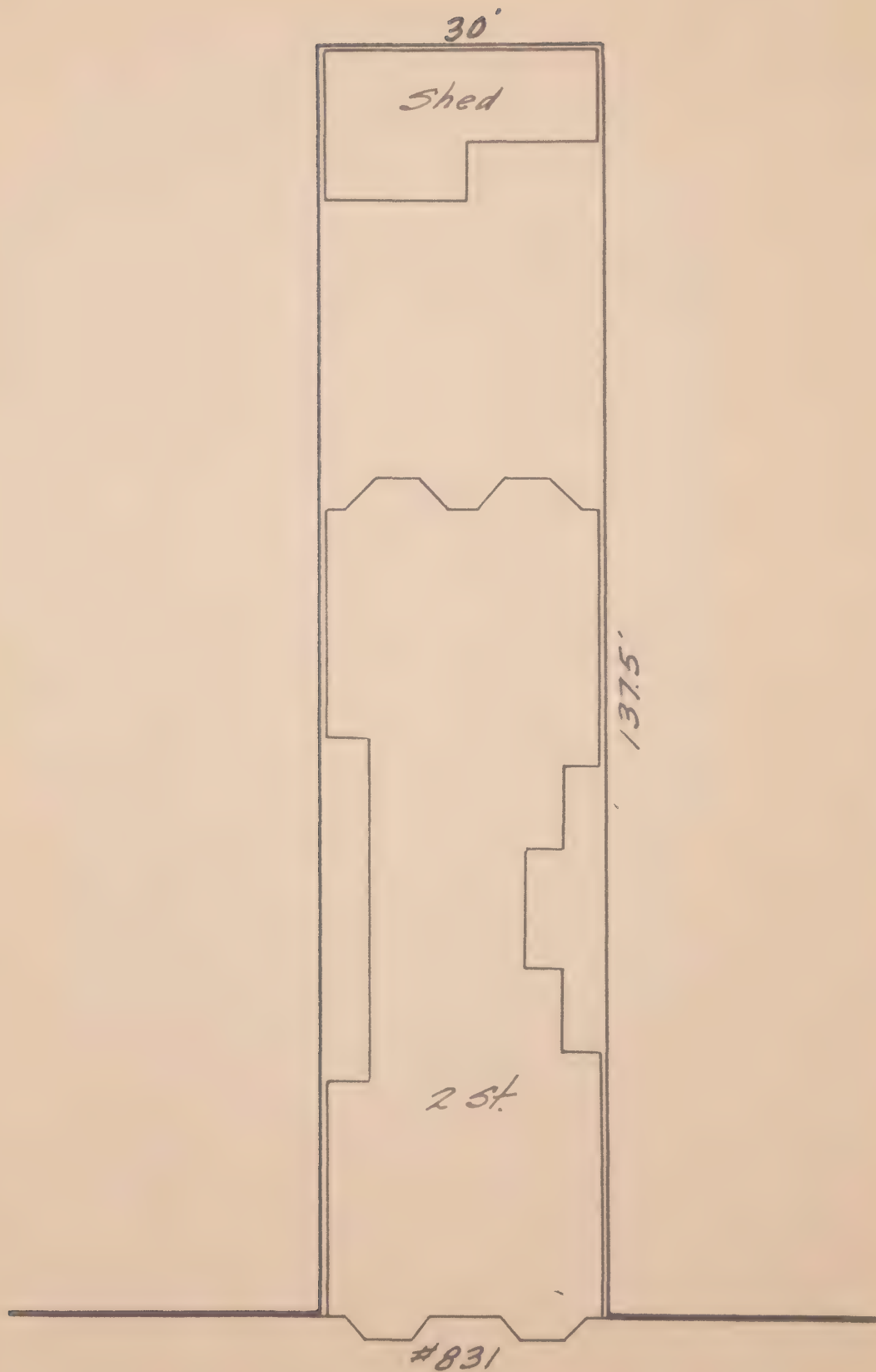
MARKET COMPARISON:

Sales Most Comparable	782-13; 748-26, -27		
	4,125 s.f. @ \$ 9.00	\$ 37,125	37,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
5-3 rm.	\$ 85	\$	\$425 x 90 = 38,250
			38,300

LAND	\$ 18,500
IMPROVEMENTS	19,500
MARKET VALUE OF PROPERTY	\$ 38,000



WEBSTER

STREET



APPRAISAL

60-23

OWNER: City Title Ins. Co.
PROPERTY ADDRESS: 821-25 Webster St.

PARCEL NO. 780-5
DATE ACQ: 3-10-59

OWNER'S ADDRESS: 214 Van Ness Ave.

IRS: \$19.80
CONSID: \$21,000 Ind.
BEST USE: Apts.

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,330.00
Imps. 2,500.00
\$ 3,830.00

TAXES: \$ 319.48

LAND: DIMENSION 27.5 x 137.5 = 3,781

IMPROVEMENTS: Condition See below Effective Age 60 ±
3 st. fr. str. with bsmt. stg. There is a 1-7 rm. flat on ea. flr.
Condition is fair.
Rear dwelling is 2 stories containing 4 rooms. Condition is poor.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.50±	\$ 17,000	
Improvements	4,953 s.f. @ 2.20	\$10,897	
Rear bldg.	1,194 s.f. @ 1.00	1,194	
		12,091	
		29,091	\$29,100

MARKET COMPARISON:

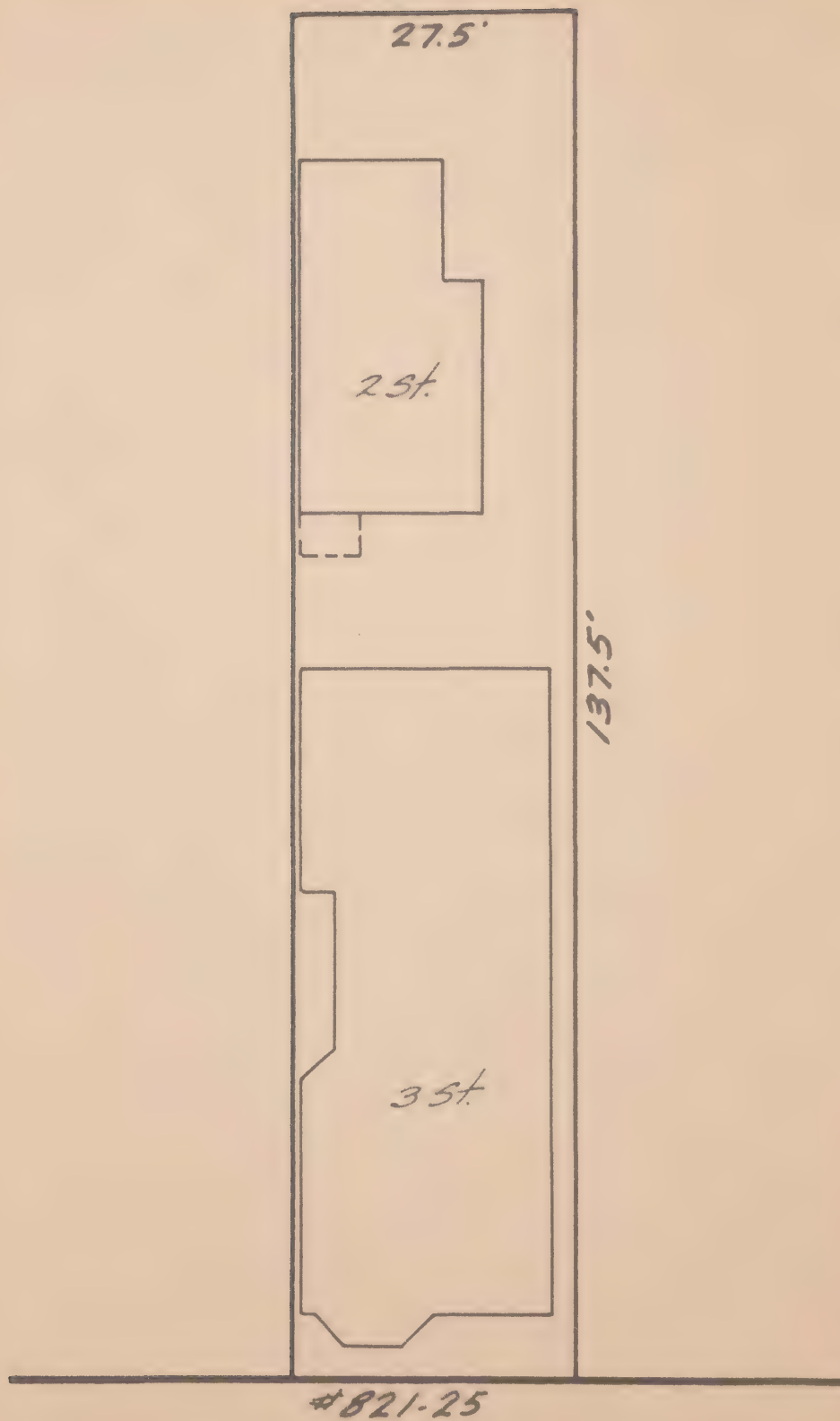
Sales Most Comparable 795-16; 775-14; 775-15
3,781 s.f. @ \$ 7.70 \$ 29,114 29,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3-7 rms.	110		330	
1-4 rm.	?		50	
			380 x 75 =	28,500

LAND \$ 17,000
IMPROVEMENTS 11,500

MARKET VALUE OF PROPERTY \$ 28,500



WEBSTER

STREET



APPRAISAL

68-22

OWNER: Benjamin Fireman
PROPERTY ADDRESS: 800-04 Fulton

PARCEL NO. 780-6
DATE ACQ: Prior 1951

OWNER'S ADDRESS: 59 Kittridge Terrace

IRS: -

ZONING: CM

PRESENT USE: Store & flats

CONSID: N.S.

BEST USE: Same

ASSESSED VALUE: Land \$ 1,780.00
Imps. 2,250.00
\$ 4,030.00

TAXES: \$ 334.90

LAND: DIMENSION 27.5 x 80 = 2,200

IMPROVEMENTS: Condition Fair-to-poor Effective Age 65 ±
3 st. fr. str. with bar on 1st flr., 1-4 rm. flat on 2nd flr. and
1-5 rm. flat on 3rd flr. Garage used as stg. at rear of bar.
Equipment includes 40' bar.

SUMMATION APPROACH:

Rounded to

Land	2,200 s.f. @ \$5.00±	\$ 11,000
Improvements	4,879 s.f. @ 2.50	\$12,198
	Garage 454 s.f.	500
	Bar fixtures	1,500
		14,198
		25,198

\$25,200

MARKET COMPARISON:

Sales Most Comparable 782-19; 782-29; 756-9
2,200 s.f. @ \$ 11.40

\$ 25,080

25,100

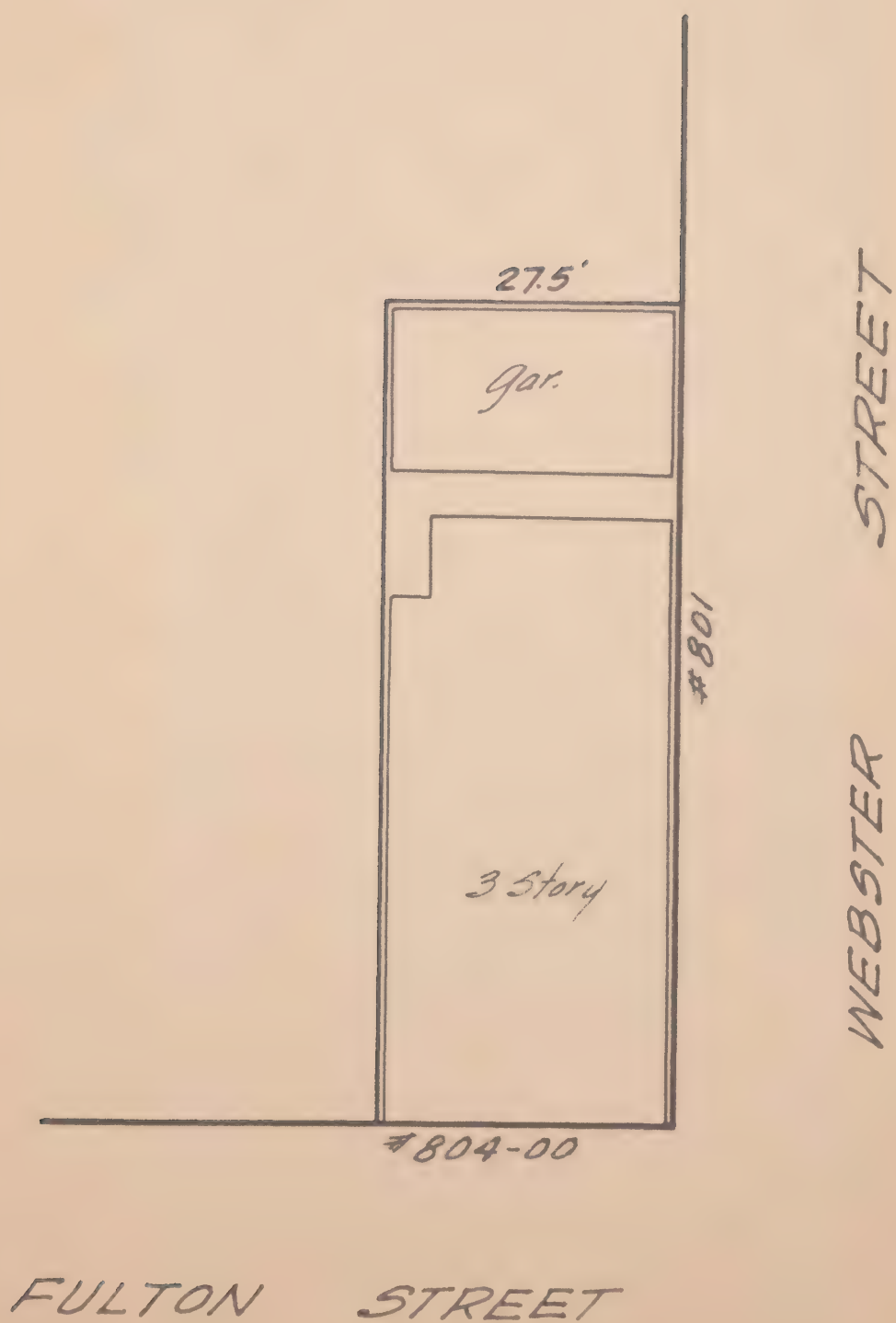
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-4 rm.	60		60
1-5 rm.	60		60
1-store	140)		175
1-storage	40)		
			295 x 85 =
			25,075

25,100

LAND	\$ 11,000
IMPROVEMENTS	14,500

MARKET VALUE OF PROPERTY \$ 25,500





APPRAISAL

68-21

OWNER: Hamilton W. Nolan
 PROPERTY ADDRESS: 810 Fulton (7)
 814-22 Fulton (8)
 OWNER'S ADDRESS: 29 Locust, Garden City, N.Y.
 ZONING: CM & R3 PRESENT USE: Apts.

PARCEL NO. 780-7, -8
 DATE ACQ: 7-5-60
 IRS: -
 CONSID: Family
 BEST USE: Same

ASSESSED VALUE: Land \$ 2,670.00
 Imps. 2,400.00
 \$ 5,070.00

TAXES: \$ 421.32

LAND: DIMENSION 27.5 x 80 (7) s.f.
 37 x 80 (8) = 5,160

IMPROVEMENTS: Condition Fair Effective Age 70

Entry and rental information refused. Description is from letter received from owner.

(7) 2 st. fr. str. with bsmt. apt. There are 2 apts. on 1st flr. and 1 on 2nd flr.

(8) 2 st. fr. str. containing 6 apts. incl. bsmt. unit. These bldgs. are conversions.

SUMMATION APPROACH:

Rounded to

Land 5,160 s.f. @ \$4.46± \$ 23,000

Improvements

(7) 3,015 s.f. @ \$2.50 \$7,538

(8) 5,409 s.f. @ 2.50 13,523

21,061

44,061

\$44,100

MARKET COMPARISON:

Sales Most Comparable 782-13; 748-26, -27; 1080-5

5,160 s.f. @ \$ 8.80 \$ 45,408

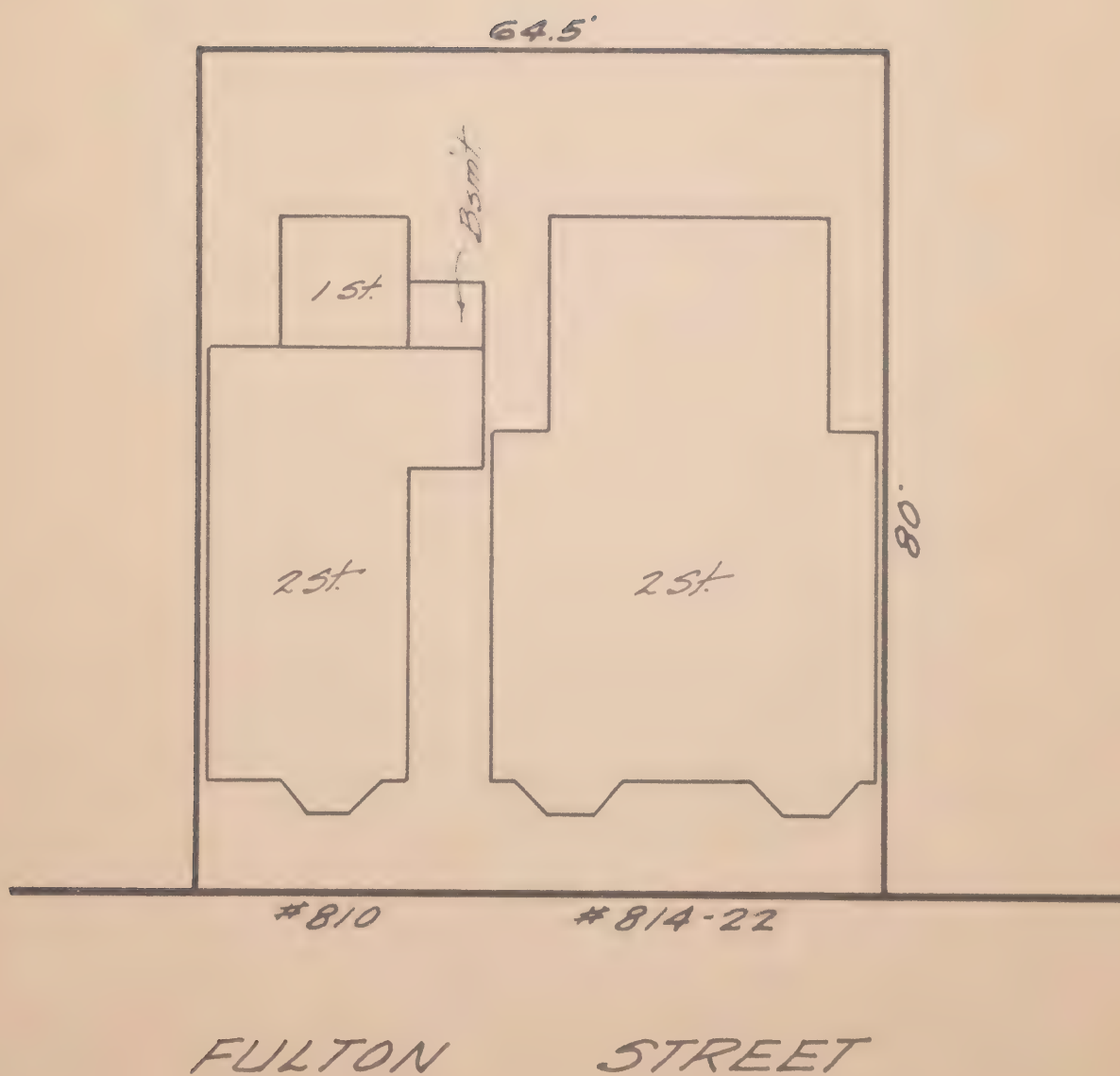
45,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
(7) 2-2 rm.	Refused	40 ea.	80	
1-3 rm.	"	50	50	
Bsmt. apt.	"	50	50	
(8) 6-3 rms.	"	50 ea.	300	
			480 x 95	45,600

LAND \$ 23,000
 IMPROVEMENTS 22,000

MARKET VALUE OF PROPERTY \$ 45,000





APPRAISAL

68-20

OWNER: Anchor Realty
PROPERTY ADDRESS: 826 Fulton

PARCEL NO. 780-9
DATE ACQ: 12-1-60

OWNER'S ADDRESS: 2122 Market St.

IRS: no
CONSID: Family deal
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 950.00
 Imps. 800.00
 \$ 1,750.00

TAXES: \$ 145.42

LAND: DIMENSION 23 x 80 = 1,840

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 st. fr. str. with 4 rm. bsmt. apt. There is a 1-3 rm. apt.
on ea. of the other flrs.

SUMMATION APPROACH:

Rounded to

Land 1,840 s.f. @ \$4.46+
Improvements 2,782 s.f. @ 3.00

\$ 8,200
8,346
16,546

\$16,500

MARKET COMPARISON:

Sales Most Comparable 743-6A; 782-32
1,840 s.f. @ \$ 8.80

\$ 16,192

16,200

INCOME APPROACH:

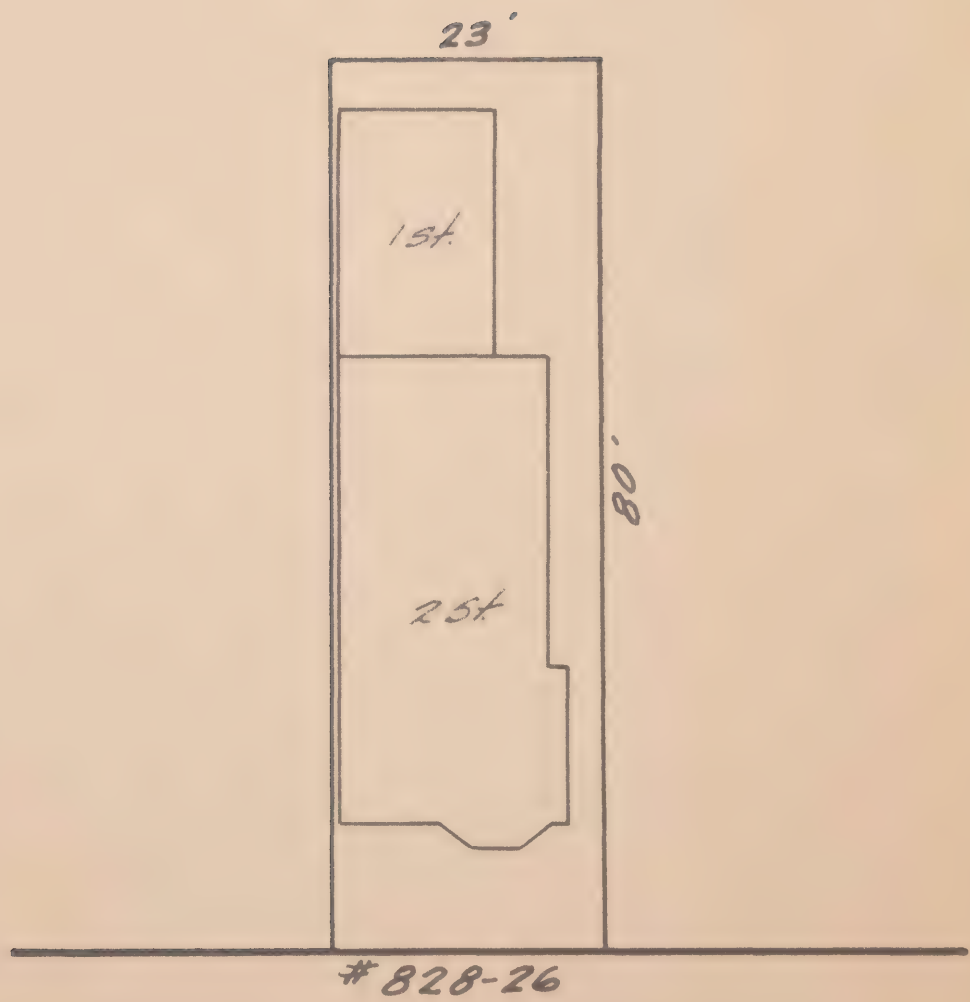
Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-4 rm.	Refused	60	60
2-3 rm.	"	60 ea.	120
			180 x 90

16,200

LAND
IMPROVEMENTS

\$ 8,200
7,800

MARKET VALUE OF PROPERTY \$ 16,000



FULTON STREET



APPRAISAL

68-19

OWNER: Michael Nicholson et ux
PROPERTY ADDRESS: 832 Fulton

PARCEL NO. 780-10
DATE ACQ: 3-27-56

OWNER'S ADDRESS: 832 Fulton

IRS: \$14.30
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 930.00
Imps. 1,000.00
\$ 1,930.00

TAXES: \$ 160.38

LAND: DIMENSION 22.5 x 80 = 1,800 s. f.

IMPROVEMENTS: Condition Good Effective Age 50 ±
2 st. fr. str. with bsmt. garages and stg. area. The 1st flr.
has a 5 rm. flat and the 2nd flr. a 6 rm. flat.

SUMMATION APPROACH:

Rounded to

Land	1,800 s.f. @ \$4.44+	\$ 8,000	
Improvements	2,736 s.f. @ 3.80	\$10,397	
Bsmt. garage		750	
		11,147	
		19,147	\$19,100

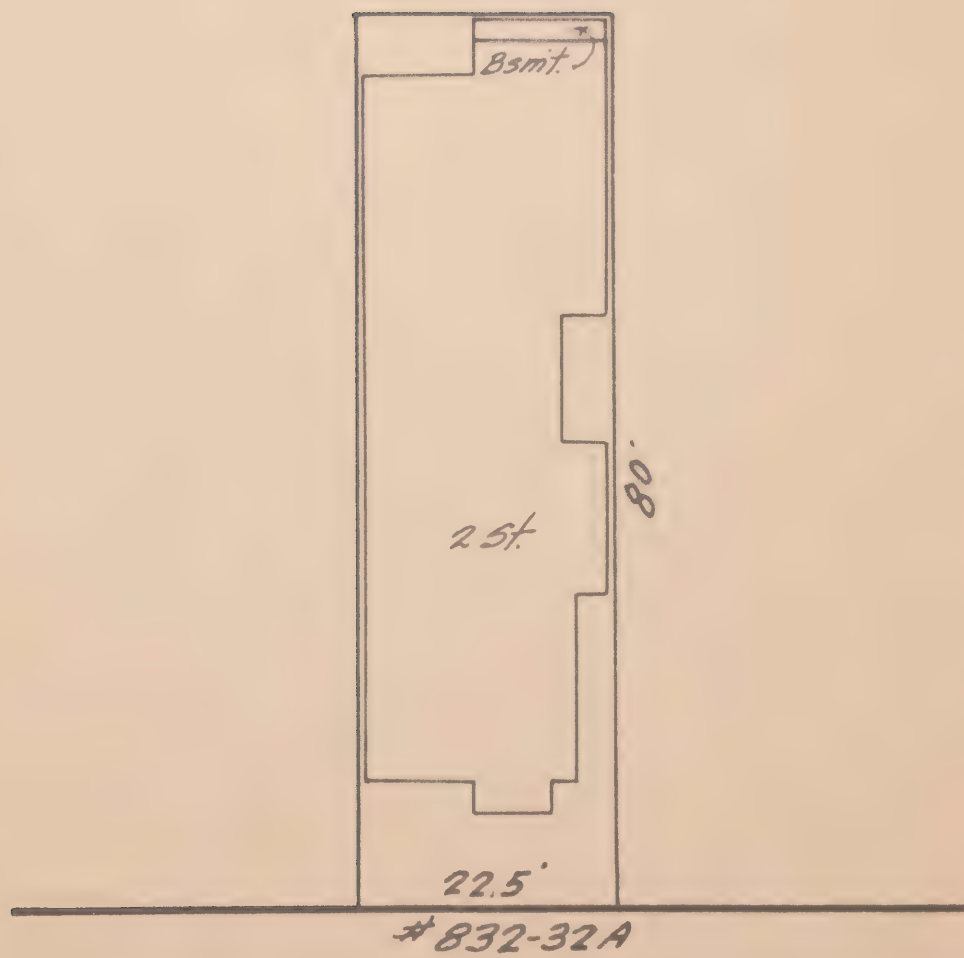
MARKET COMPARISON:

Sales Most Comparable 797-5; 778-3
1,800 s.f. @ \$ 10.60 \$ 19,080 19,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	85		90	
1-6 rm.	85		90	
2 garages	8 ea.		16	
			196 x 95 =	
			18,620	18,600

LAND	\$ 8,000
IMPROVEMENTS	11,000
MARKET VALUE OF PROPERTY	\$ 19,000



FULTON STREET



APPRAISAL

60-18

OWNER: Edmond J. Dy Foon et ux
PROPERTY ADDRESS: 836 Fulton

PARCEL NO. 780-11
DATE ACQ: 2-6-58

OWNER'S ADDRESS: 836 Fulton

IRS: \$23.65
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,390.00
Imps. 3,350.00
\$ 4,740.00

TAXES: \$ 393.90

LAND: DIMENSION 27.5 x 137.5 = 3,781 s. f.

IMPROVEMENTS: Condition Good Effective Age 40 ±
2 st. fr. str. with ground level garage and apt. There are 2
apts. on the 1st flr. and 2 on the 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.50±	\$ 17,000	
Improvements	5,160 s.f. @ 3.00	15,480	
		<u>32,480</u>	\$32,500

MARKET COMPARISON:

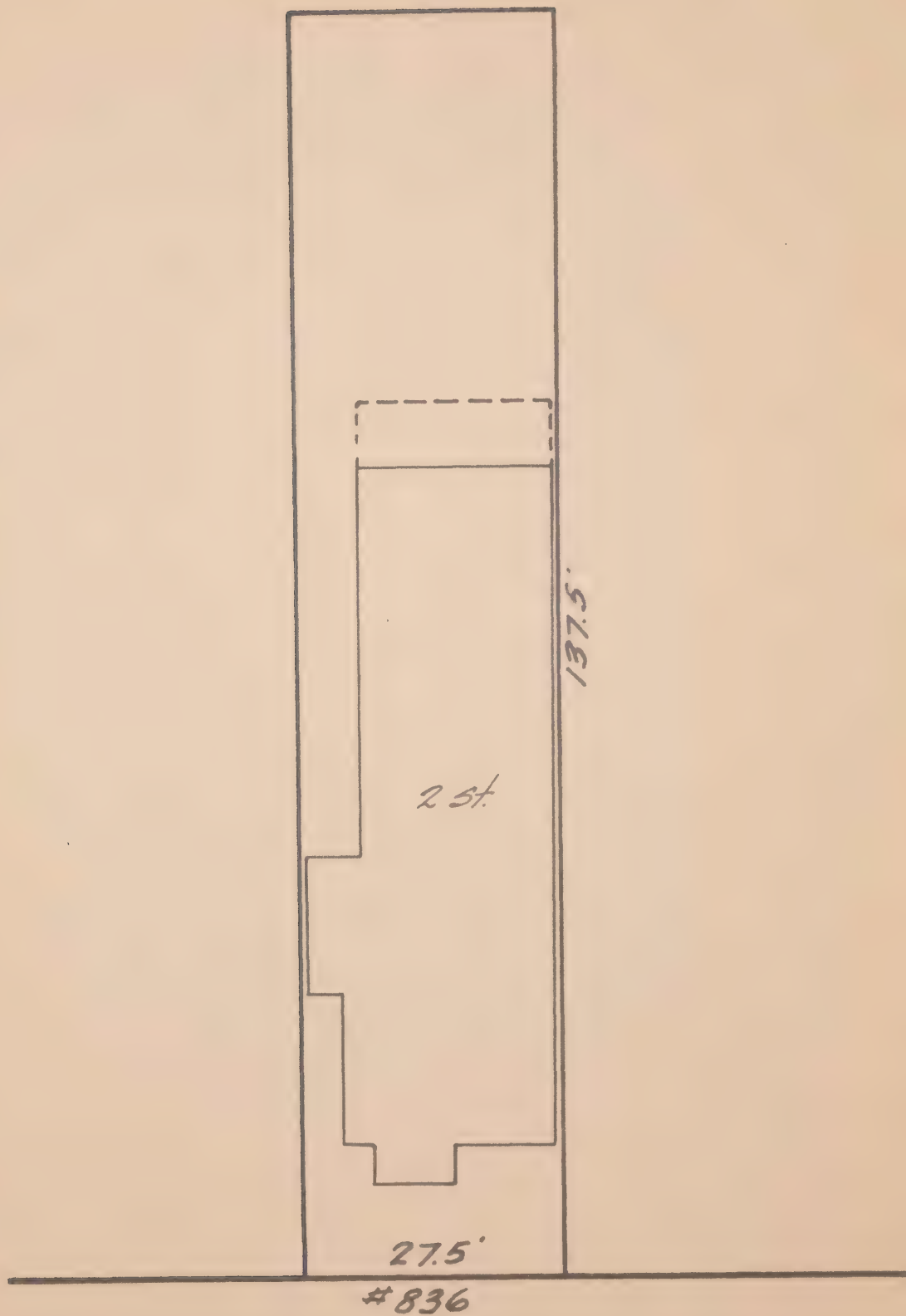
Sales Most Comparable	748-26, -27; 782-13; 775-14		
	3,781 s.f. @ \$ 8.70	\$ 32,895	32,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6 rm.	Owner	85	85	
2-3 rm.	79 ea.	70 ea.	140	
1-3 rm.	83	65	65	
1-4 rm.	94	75	75	
			<u>365</u> x 90	
			32,850	32,900

LAND	\$ 17,000
IMPROVEMENTS	<u>15,500</u>

MARKET VALUE OF PROPERTY \$ 32,500



FULTON STREET



APPRAISAL

68-17

OWNER: Savannah C. Burgess
PROPERTY ADDRESS: 842-44 Fulton

PARCEL NO. 780-11A
DATE ACQ: 8-28-51

OWNER'S ADDRESS: 842 Fulton

IRS: -
CONSID: N. S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,390.00
 Imps. 1,100.00
 \$ 2,490.00

TAXES: \$ 206.92

LAND: DIMENSION 27.5 x 137.5 = 3,781 s. f.

IMPROVEMENTS: Condition Fair Effective Age 40 ±

2 st. fr. str. with ground level garage and apt. There are 2 apts. on each of the 1st and 2nd flrs. Entry to 1 unit only. Room count on others is from owner's statement.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.50±	\$ 17,000	
Improvements	5,160 s.f. @ 2.80	14,448	
		<u>31,448</u>	\$31,400

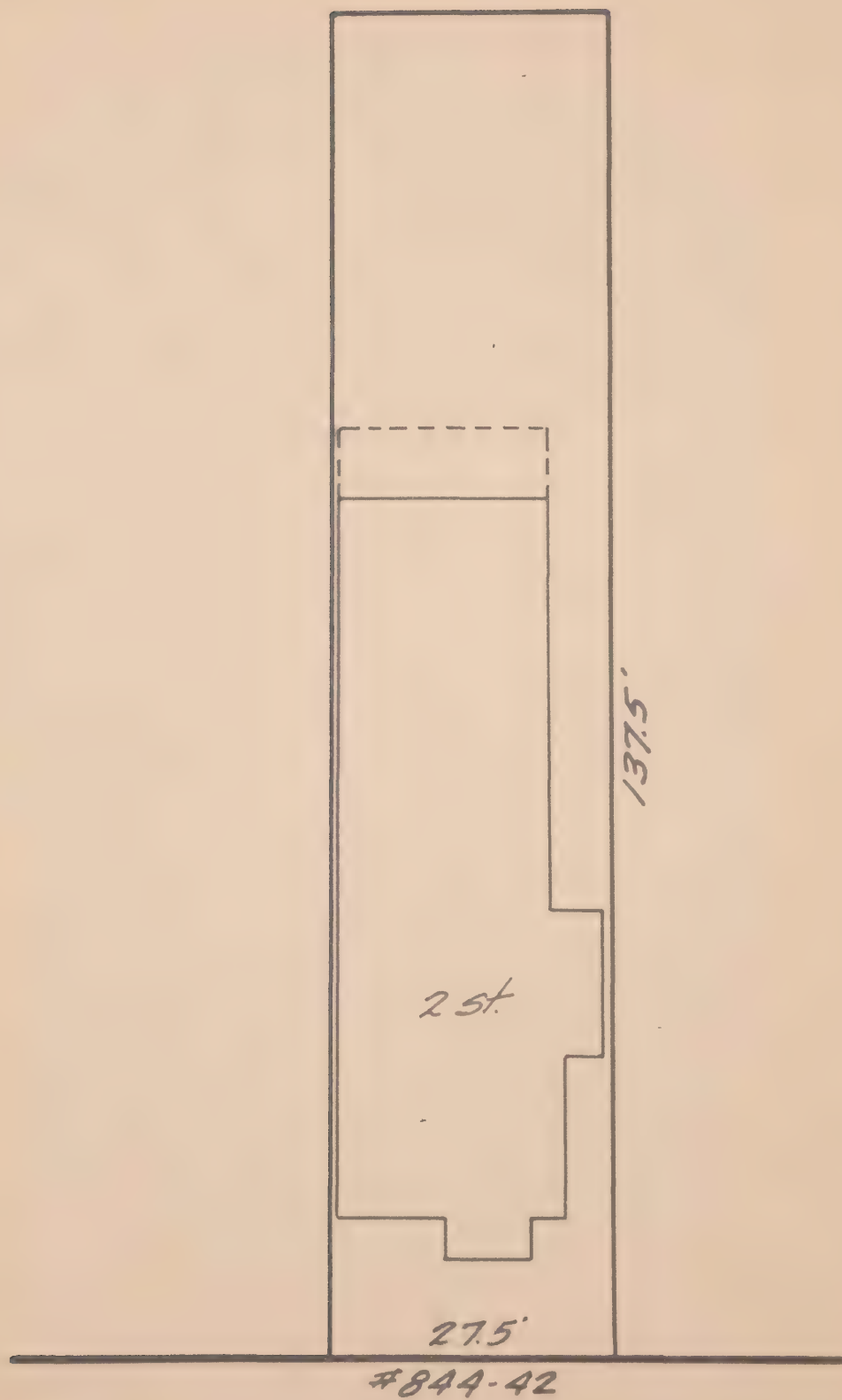
MARKET COMPARISON:

Sales Most Comparable	748-26, -27; 782-13; 775-14		
	3,781 s.f. @ \$ 8.45	\$ 31,949	31,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4 rm.	60	75	75	
2-3 rm.	55 ea.	60 ea.	120	
1-3 rm.	Relative	60	60	
1-3 rm.	Owner	60	60	
			<u>315</u> x 100	31,500

LAND	\$ 17,000
IMPROVEMENTS	<u>14,500</u>
MARKET VALUE OF PROPERTY	\$ 31,500



FULTON STREET



APPRAISAL

68-16

OWNER: Frederick G. Bauer
PROPERTY ADDRESS: 850 Fulton

PARCEL NO. 780-12
DATE ACQ: 8-9-61

OWNER'S ADDRESS: 850 Fulton

IRS: -
CONSID: Decree
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,390.00
 Imps. 900.00
 \$ 2,290.00

TAXES: \$ 190.30

LAND: DIMENSION 27.5 x 137.5 = 3,781 s. f.

IMPROVEMENTS: Condition Fair Effective Age 65 ±
2 st. fr. str. with high bsmt. garages. There is 1 apt. on the
1st flr. and 2 on the 2nd flr. There is a det. gar. at the rear
of the lot.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.50+	\$ 17,000	
Improvements	2,147 s.f. @ 2.00	\$4,294	
	Bsmt. garages	750	
	Det. garages	500	
		<u>5,544</u>	
		22,544	\$22,500

MARKET COMPARISON:

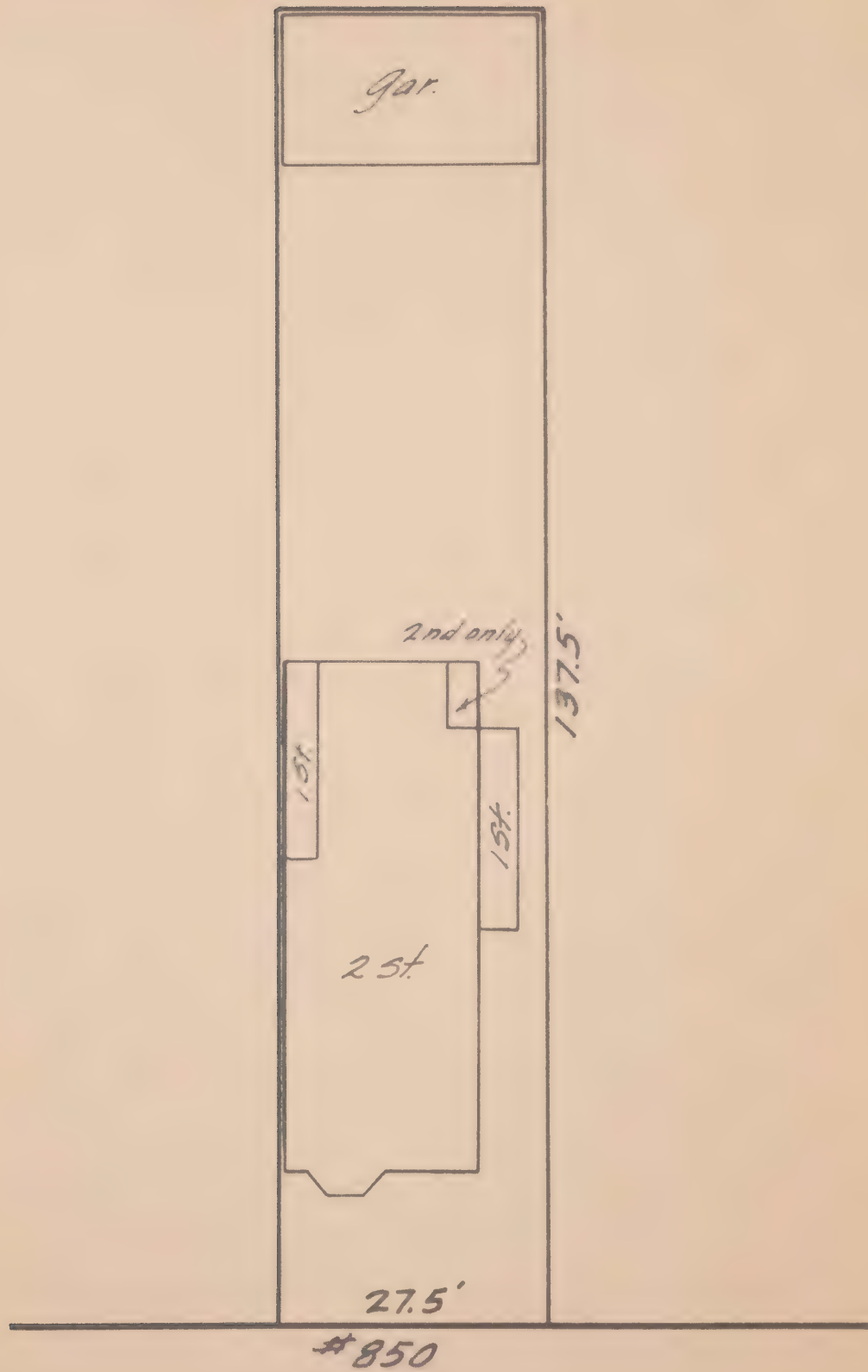
Sales Most Comparable 797-5; 778-3
3,781 s.f. @ \$ 6.00 \$ 22,686 22,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm.	Refused	75	75	
2-2 rm.	"	65 ea.	130	
4 garages	"	8 ea.	32	
			<u>237</u> x 95 =	
			22,515	22,500

LAND \$ 17,000
IMPROVEMENTS 5,500

MARKET VALUE OF PROPERTY \$ 22,500



FULTON

STREET



APPRAISAL

68-15

780-,13,-14,
-15,-17

OWNER: The Holy Virgin Community of S.F.
PROPERTY ADDRESS: 858-64 Fulton (13 & 14)
872-74 Fulton (15)
OWNER'S ADDRESS: 882-82 Fulton (17)
864 Fulton

PARCEL NO.
DATE ACQ:

IRS:

CONSID:

ZONING: R-3

PRESENT USE: Church & apts. BEST USE: Same

ASSESSED VALUE: Land \$ 7,010.00
Imps. 30,000.00
\$ 37,010.00

TAXES: \$ 473.66

LAND: DIMENSION Irregular = 17,052

s. f.

IMPROVEMENTS: Condition Fair Effective Age 65 ±

(13 & 14) Church with din. rm. at rear on 1st flr. 2nd flr. has liv. qtrs. & the 3rd flr. is janitor's sleeping room.

(15) 2 st. fr. str. with bsmt. church rms. This was formerly flats but is now being used as a church school.

(17) 2 st. fr. str. with bsmt. gar. & 2 apts. The 1st & 2nd flrs. are being used as sleeping qtrs. for church members.

SUMMATION APPROACH:

Rounded to

Land	17,052 s.f. @ \$4.52±	\$ 77,000	
Improvements			
(13&14)	8,026 s.f. @ \$3.20	\$25,683	
(15)	7,352 s.f. @ 1.50	11,028	
(17)	8,012 s.f. @ 1.50	12,018	
		48,729	
		125,729	\$125,700

MARKET COMPARISON:

Sales Most Comparable

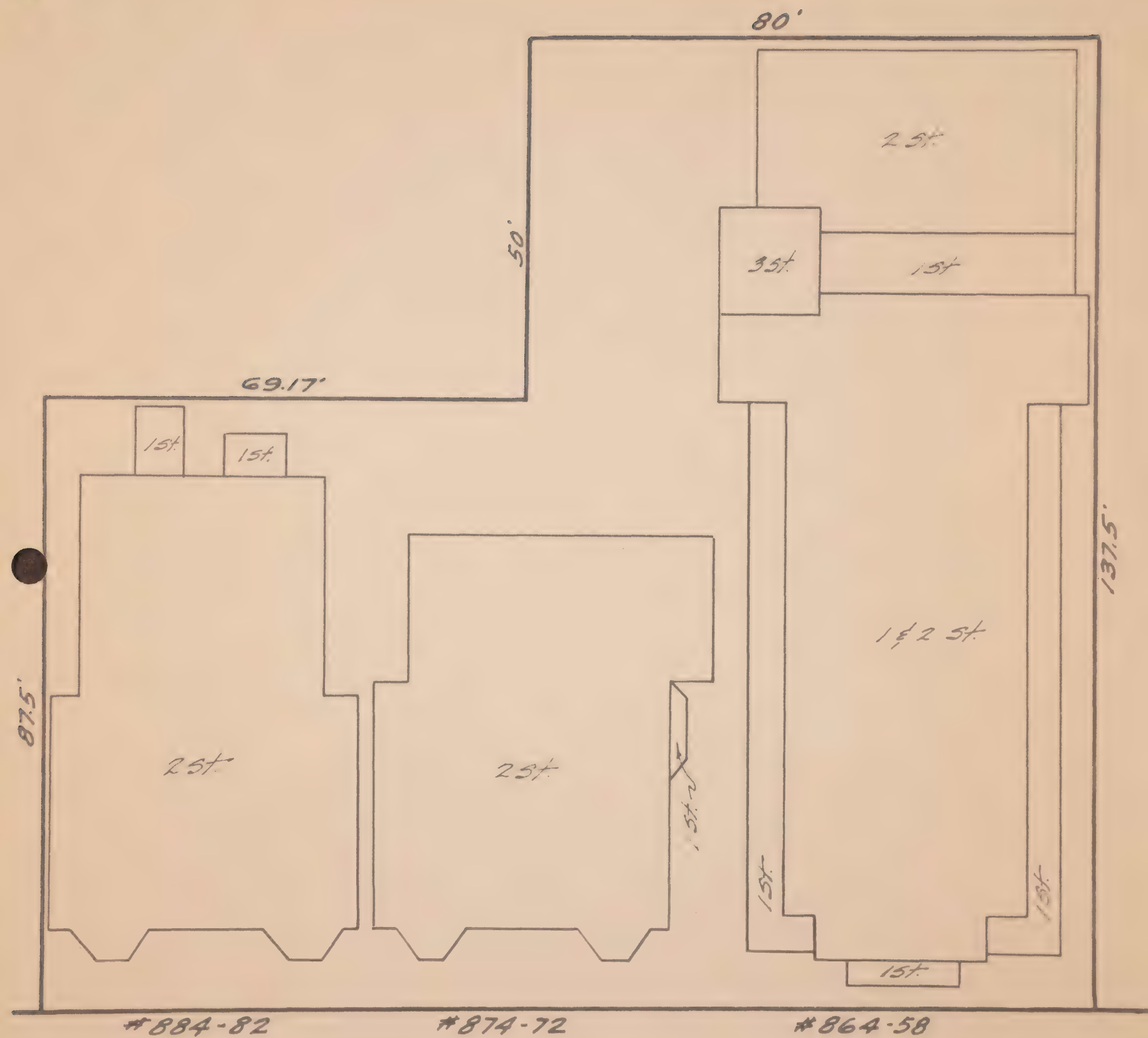
17,052 s.f. @ \$ 7.25	\$ 123,627	123,600
-----------------------	------------	---------

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 77,000
IMPROVEMENTS	48,000

MARKET VALUE OF PROPERTY \$ 125,000





APPRAISAL

68-14

OWNER: M. Riordan
PROPERTY ADDRESS: 894 Fulton

PARCEL NO. 780-17A
DATE ACQ: 5-23-53

OWNER'S ADDRESS: 4336 23rd Ave.

IRS: \$36.85
CONSID: N.S.
BEST USE: Same

ZONING: C-2 PRESENT USE: Stores

ASSESSED VALUE: Land \$ 6,940.00
Imps. 4,750.00
\$ 11,690.00

TAXES: \$ 971.44

LAND: DIMENSION 43.33 x 87.5± = 3,792 s.f.

IMPROVEMENTS: Condition Fair Effective Age 20 ±

1 st. conc. block str. with 4 stores. There is a mezz. over the cafe. Store fixtures are deemed to be personal property.

SUMMATION APPROACH:

Rounded to

Land	3,792 s.f. @ \$6.07±	\$ 23,000	
Improvements	4,000 s.f. @ 4.50	18,000	
		<u>41,000</u>	\$41,000

MARKET COMPARISON:

Sales Most Comparable 773-19; 773-15,-16
3,792 s.f. @ \$ 10.80 \$ 40,954 41,000

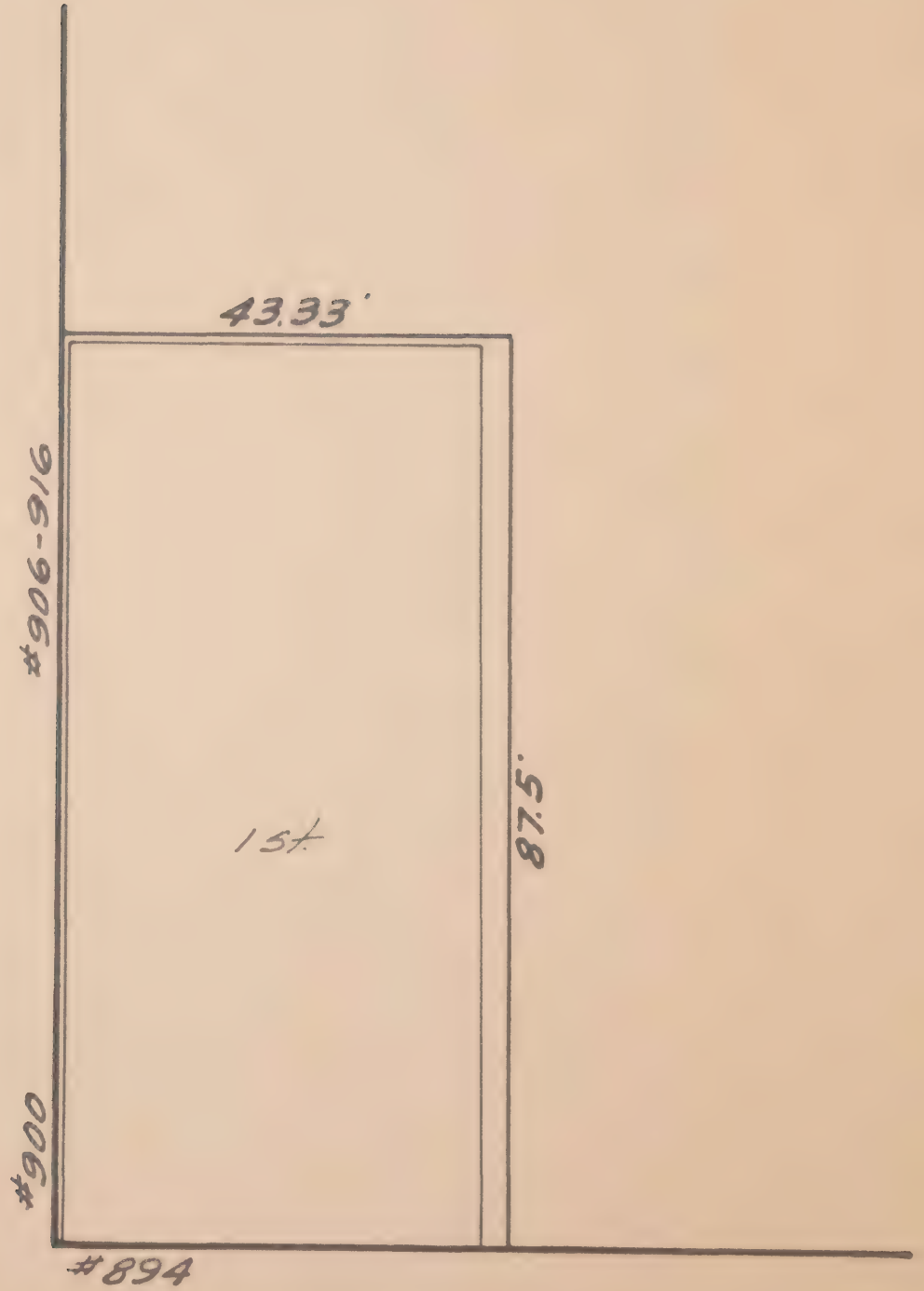
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Liq. store	Vacant		100	
Grocery store	100		100	
Cleaners	80		80	
Cafe	Vacant		150	
			<u>430</u> x 95 =	
			40,850	40,900

LAND	\$ 23,000
IMPROVEMENTS	<u>18,000</u>

MARKET VALUE OF PROPERTY \$ 41,000

FILLMORE STREET



FULTON STREET



APPRAISAL

68-13

OWNER: Robert G. Shephard et ux
PROPERTY ADDRESS: 928-32 Fillmore

PARCEL NO. 780-18
DATE ACQ: 3-8-60

OWNER'S ADDRESS: 35 E1 Plazuela

IRS: \$129.25

CONSID: N.S.

ZONING: C-2

PRESENT USE: Hotel & stores BEST USE: Same

ASSESSED VALUE: Land \$ 5,905.00
Imps. 48,800.00
\$ 54,705.00

TAXES: \$ 4,753.74

LAND: DIMENSION 50 x 112.5 = 5,625

s. f.

IMPROVEMENTS: Condition Good

Effective Age 30 \pm

6 st. steel fr. str. with meeting hall & stg. in the bsmt. There are 2 stores on the 1st flr. The hotel contains 109 rms. ea. with full tile baths. The bldg. has steam heat and an elevator.

SUMMATION APPROACH:

Rounded to

Land 5,625 s.f. @ \$5.51+ \$ 31,000
Improvements RCN 32,879 s.f. @ \$15.50 \$509,625
Dep.: Physical 25%
Functional 25%
Economic 20%
70%
356,738

MARKET COMPARISON:

Sales Most Comparable 732-11; 725-12
5,625 s.f. @ \$ 29.30

152,887
183,887
\$ 164,813

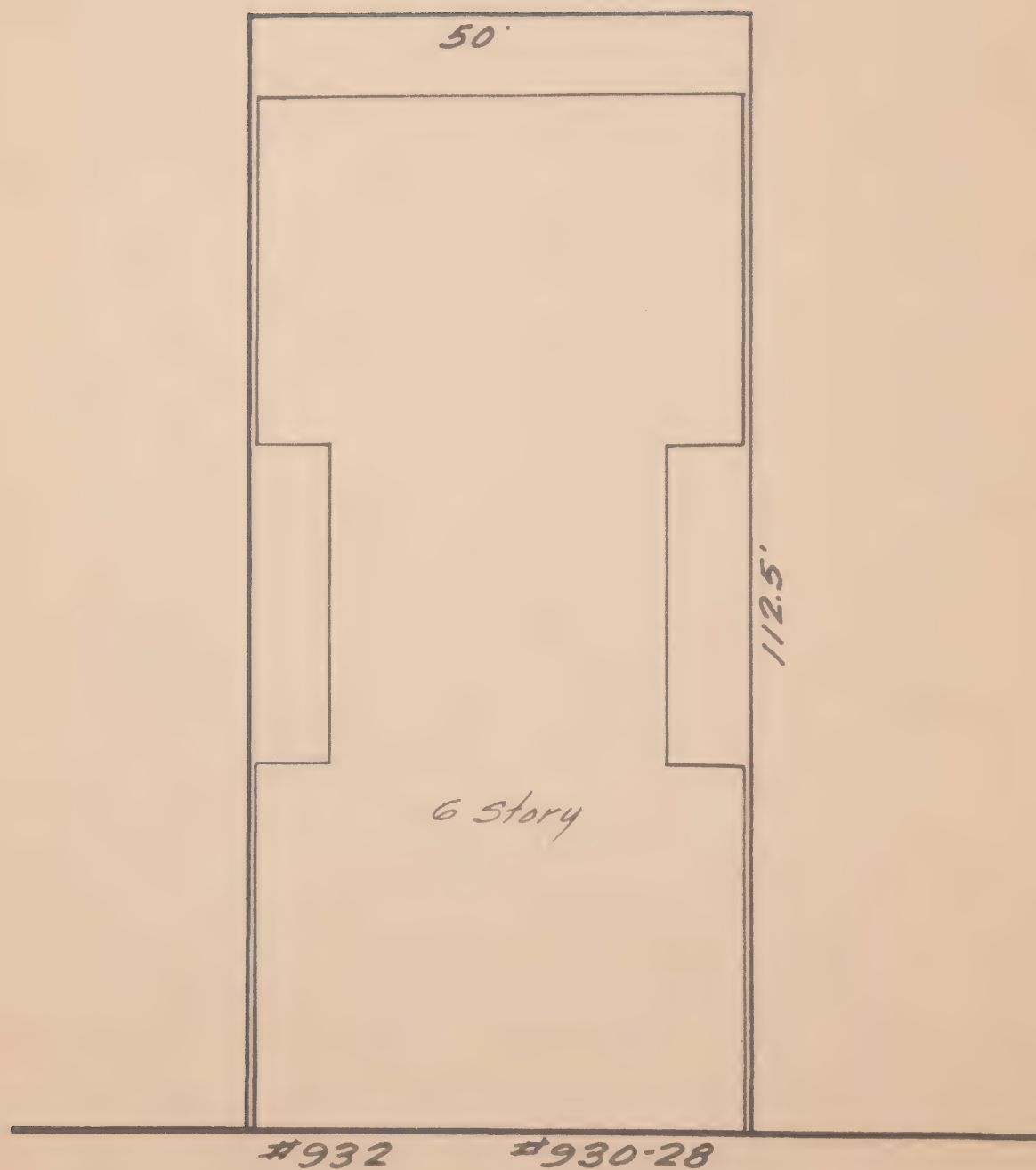
\$183,900
164,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Barber shop	100		100
Cafe	?		100
Hotel	1500		1500
			1700 x 95
			161,500

Room furnishings and store fixtures are not incl.

LAND	\$	31,000
IMPROVEMENTS		134,000
MARKET VALUE OF PROPERTY	\$	165,000



FILLMORE STREET



APPRAISAL

68-12

OWNER: James M. Oberti et ux
PROPERTY ADDRESS: 934-40 Fillmore

PARCEL NO. 780-19
DATE ACQ: 9-21-59

OWNER'S ADDRESS: 228 McAllister

IRS: -

ZONING: C-2

PRESENT USE: Store & rms.

CONSID: Family deal
BEST USE: Same

ASSESSED VALUE: Land \$ 4,955.00
Imps. 3,600.00
\$ 8,555.00

TAXES: \$ 710.92

LAND: DIMENSION 37.5 x 137.5 = 5,156 s.f.

IMPROVEMENTS: Condition Poor

Effective Age 65 ±

2 st. fr. str. with a pool hall on the 1st flr. and 15 single rooms on the 2nd flr. There are 2 baths on the 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	5,156 s.f. @ \$5.43±	\$ 28,000	
Improvements	7,962 s.f. @ 1.50	11,943	
		<u>39,943</u>	\$39,900

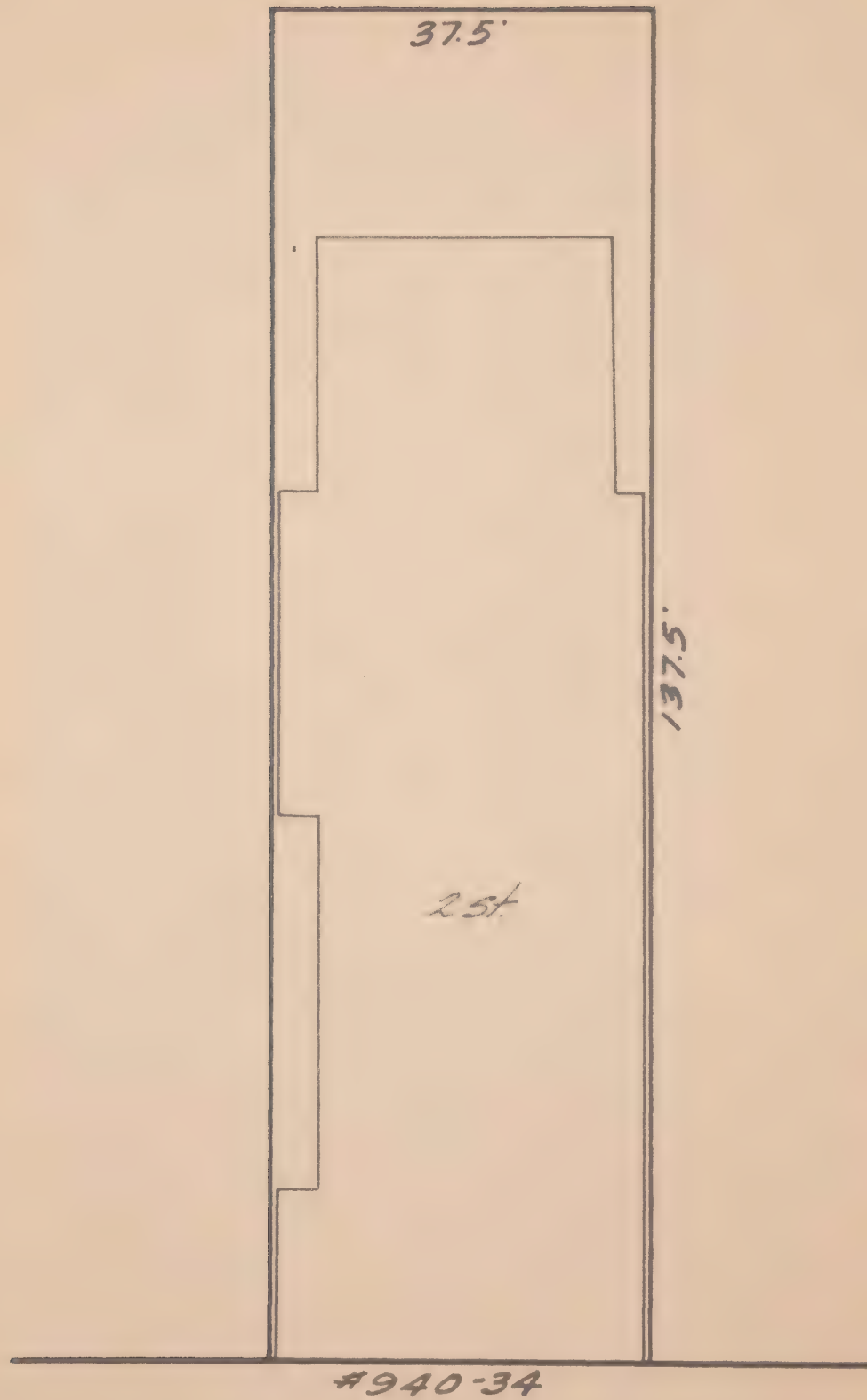
MARKET COMPARISON:

Sales Most Comparable	684-21; 684-22; 779-8		
	5,156 s.f. @ \$ 7.80	\$ 40,217	40,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	125		175	
Hotel	?		225	
			<u>400</u> x 100	40,000

LAND	\$ 28,000
IMPROVEMENTS	<u>12,000</u>
MARKET VALUE OF PROPERTY	\$ 40,000



FILLMORE STREET



APPRAISAL

68-10

OWNER: Fred V. Sheehan et ux
PROPERTY ADDRESS: 954-64 Fillmore

PARCEL NO. 780-21
DATE ACQ: 3-15-61

OWNER'S ADDRESS: 186 Stanyan

IRS: No
CONSID: Family
BEST USE: Same

ZONING: C-2

PRESENT USE: Stores & flats

ASSESSED VALUE: Land \$ 7,875.00
Imps. 8,100.00
\$ 15,975.00

TAXES: \$ 1,327.52

LAND: DIMENSION 50 x 87.5 = 4,375

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 65 +

3 st. fr. str. with 6 stores on 1st flr. and 4 flats on ea. of the 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land 4,375 s. f. @ \$6.17+
Improvements 12,831 s. f. @ 4.50

\$ 27,000
57,740
84,740

\$84,700

MARKET COMPARISON:

Sales Most Comparable 756-11; 773-19
4,375 s. f. @ \$ 19.50

\$ 85,313

85,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Cigar store	Vacant)		50	
Cafe	?)		75	
Grocery store	75 (L)		100	
Liq. store	?		75	
Shoe repair	75		150	
Radio shop	150		260	
4-4 rms.	65 ea.		260	
4-5 rms.	65 ea.		970 x 85 =	
			82,450	82,500

LAND \$ 27,000
IMPROVEMENTS 56,000

MARKET VALUE OF PROPERTY \$ 83,000

MC ALLISTER STREET

#1199-95

3 story

15ft

87.5'

#964-954

FILLMORE STREET



APPRAISAL

68-9

OWNER: Harry Diller et ux
PROPERTY ADDRESS: 1179 McAllister

PARCEL NO. 780-22
DATE ACQ: 12-24-53

OWNER'S ADDRESS: 1401-4th St., San Rafael

IRS: \$14.85
CONSID: N.S.
BEST USE: Same

ZONING: C-2 PRESENT USE: Store

ASSESSED VALUE: Land \$ 2,500.00
Imps. 2,200.00
\$ 4,700.00

TAXES: \$ 390.58

LAND: DIMENSION 25 x 100 = 2,500 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 65 ±
2 st. fr. str. with a bar and sausage factory on the 1st flr.
The 2nd flr. has 1 large room. The factory has been condemned
and the 2nd flr. is not in use. All of the bldg. is leased
for \$200 per month.

SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$5.00	\$ 12,500	
Improvements	4,225 s.f. @ 2.75	11,619	
		<u>24,119</u>	\$24,100

MARKET COMPARISON:

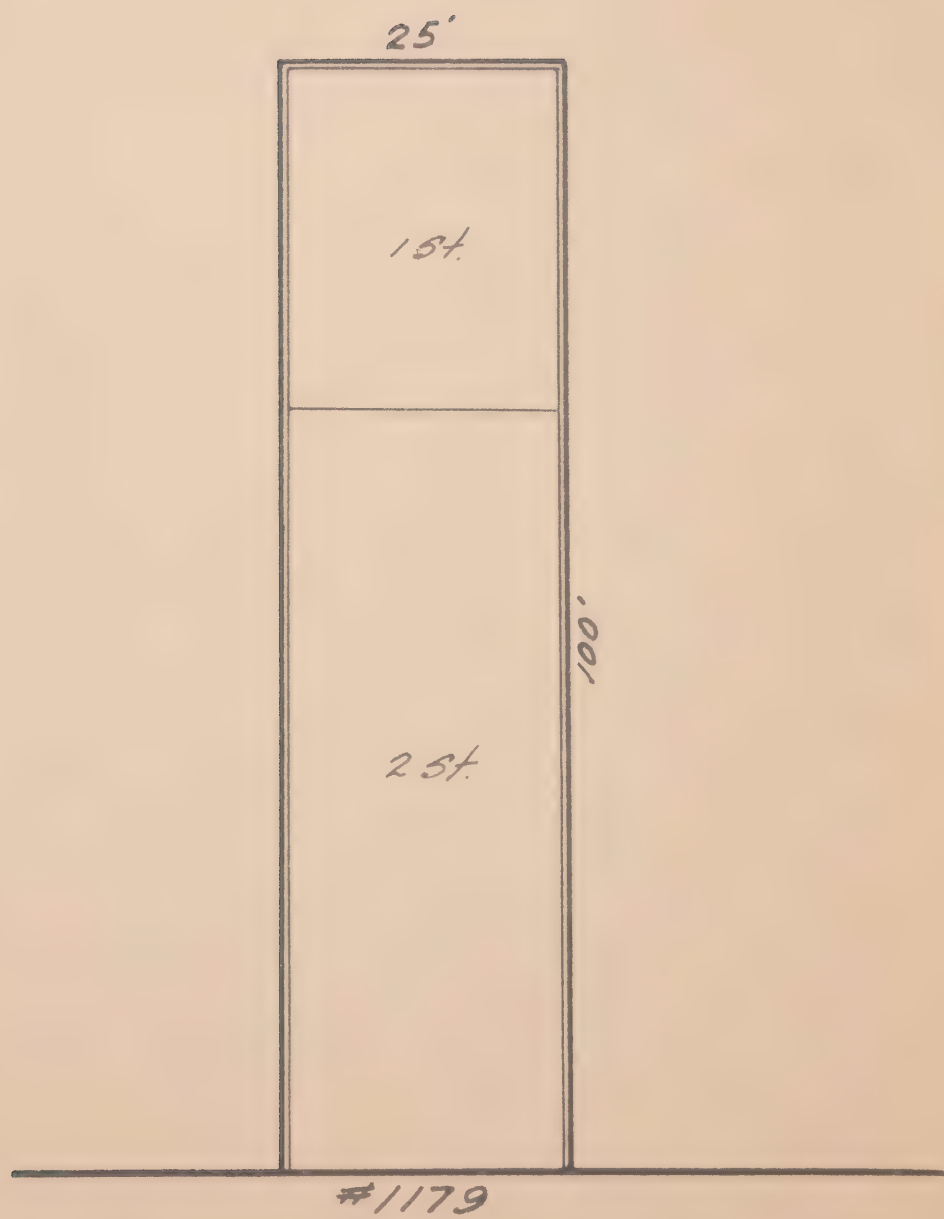
Sales Most Comparable	684-23; 779-8		
	2,500 s.f. @ \$ 9.50	\$ 23,750	23,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1st & 2nd	-	200 (L)	200	
rear (stg.)	Vac.		75	
			<u>275</u> x 90 =	
			24,750	24,800

Fixtures are considered personal property.

LAND	\$ 12,500
IMPROVEMENTS	11,500
	<u>24,000</u>
MARKET VALUE OF PROPERTY	\$ 24,000



M^cALLISTER STREET



APPRAISAL

68-7

OWNER: Mervin Coleman et al
 PROPERTY ADDRESS: 1167 McAllister (24)
 1155-57 McAllister (25)
 OWNER'S ADDRESS: 11 Weston Dr., Daly City
 ZONING: C-2
 PRESENT USE: See below

PARCEL NO. 780-24,-25
 DATE ACQ:
 IRS: -
 CONSID: N.S,
 BEST USE: Stores

ASSESSED VALUE: Land \$ 6,150.00
 Imps. 8,000.00
 \$ 14,150.00

TAXES: \$ 1,175.86

LAND: DIMENSION 56.5 x 137.5 = 7,769 s.f.

IMPROVEMENTS: Condition See below Effective Age 70 ±
 (24) 2 st. fr. str. with 14 offices on 1st flr. The 2nd flr. has
 1 drafting and 1 stg. rm. Condition is good.
 (25) 1 st. fr. str. used as a church. The rear 25% of the bldg. is
 unfinished. Condition is fair-to-poor.

SUMMATION APPROACH:

Rounded to

Land 7,769 s.f. @ \$4.96± \$ 38,500
 Improvements
 (24) 7,872 s.f. @ \$2.00 \$15,744
 (25) 2,928 s.f. @ 1.00 2,928
 18,672
 57,172

\$57,200

MARKET COMPARISON:

Sales Most Comparable 684-23; 779-8
 7,769 s.f. @ \$ 7.40

\$ 57,491

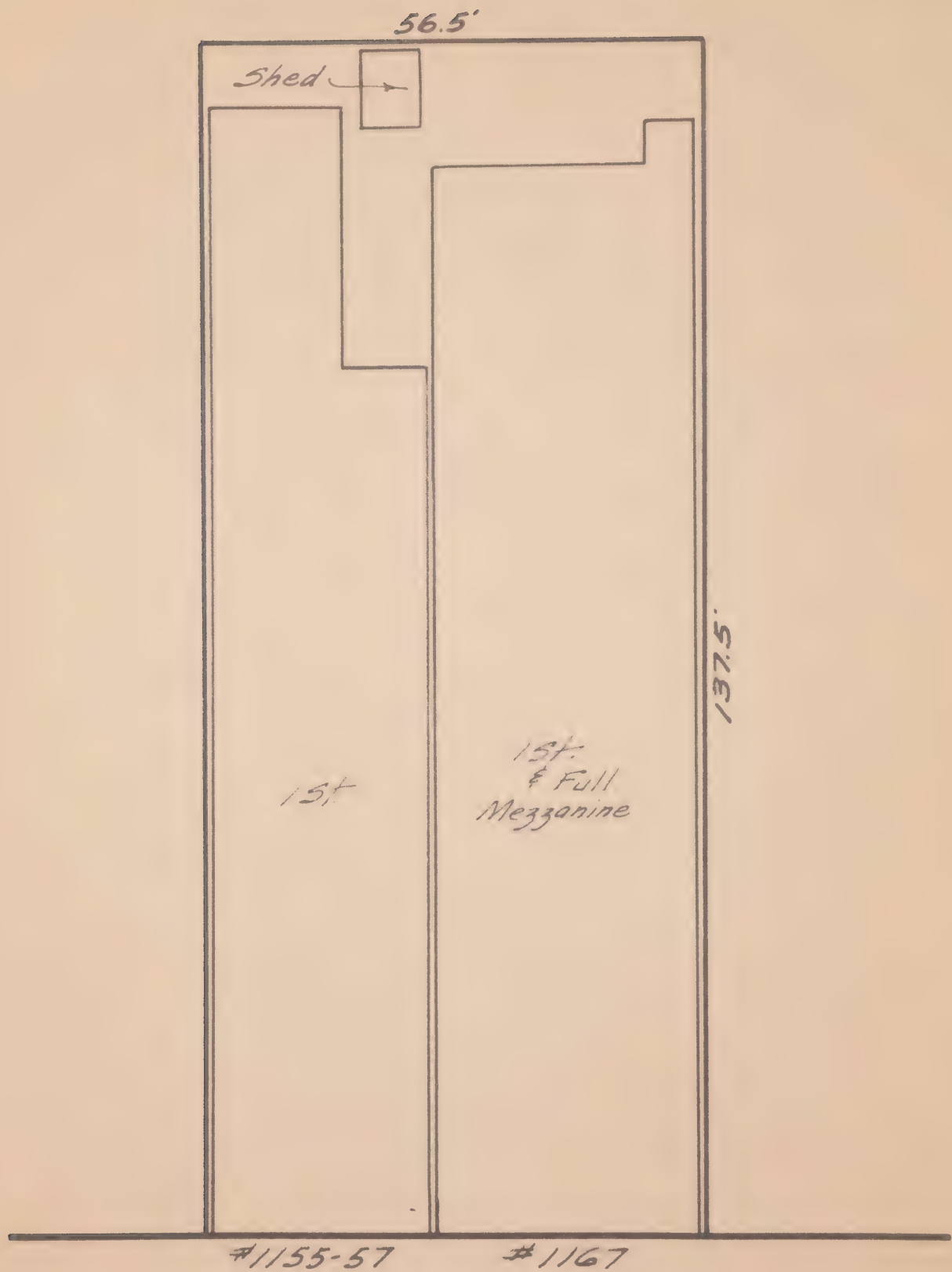
57,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Offices	?		400
Church	?		175
			575 x 100
			57,500

LAND \$ 38,500
 IMPROVEMENTS 18,500

MARKET VALUE OF PROPERTY \$ 57,000



McALLISTER STREET



APPRAISAL

68-6

OWNER: Hannah Kantrow et al
PROPERTY ADDRESS: 1143 McAllister

PARCEL NO. 780-26
DATE ACQ:

OWNER'S ADDRESS: 79 Post, c/o Maurice A. Harband IRS:

ZONING: C-2

PRESENT USE: Store & apt.

CONSID: Decree
BEST USE: Same

ASSESSED VALUE: Land \$ 5,280.00
Imps. 6,200.00
\$ 11,480.00

TAXES: \$ 953.98

LAND: DIMENSION Irregular = 6,838

s.f.

IMPROVEMENTS: Condition Poor Effective Age 30 ±
2 st. fr. str. with a store on 1st flr. and 1-4 rm. apt. on the
2nd flr.

SUMMATION APPROACH:

Rounded to

Land ~~6,838~~ s.f. @ \$4.97+
Improvements 9,234 s.f. @ 1.80

\$ 34,000
16,621
50,621

\$50,600

MARKET COMPARISON:

Sales Most Comparable 773-15, -16; 773-8
6,838 s.f. @ \$ 7.30

\$ 49,917

49,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-store	90*		450
1-4 rm.	62.50		65
			515 x 100

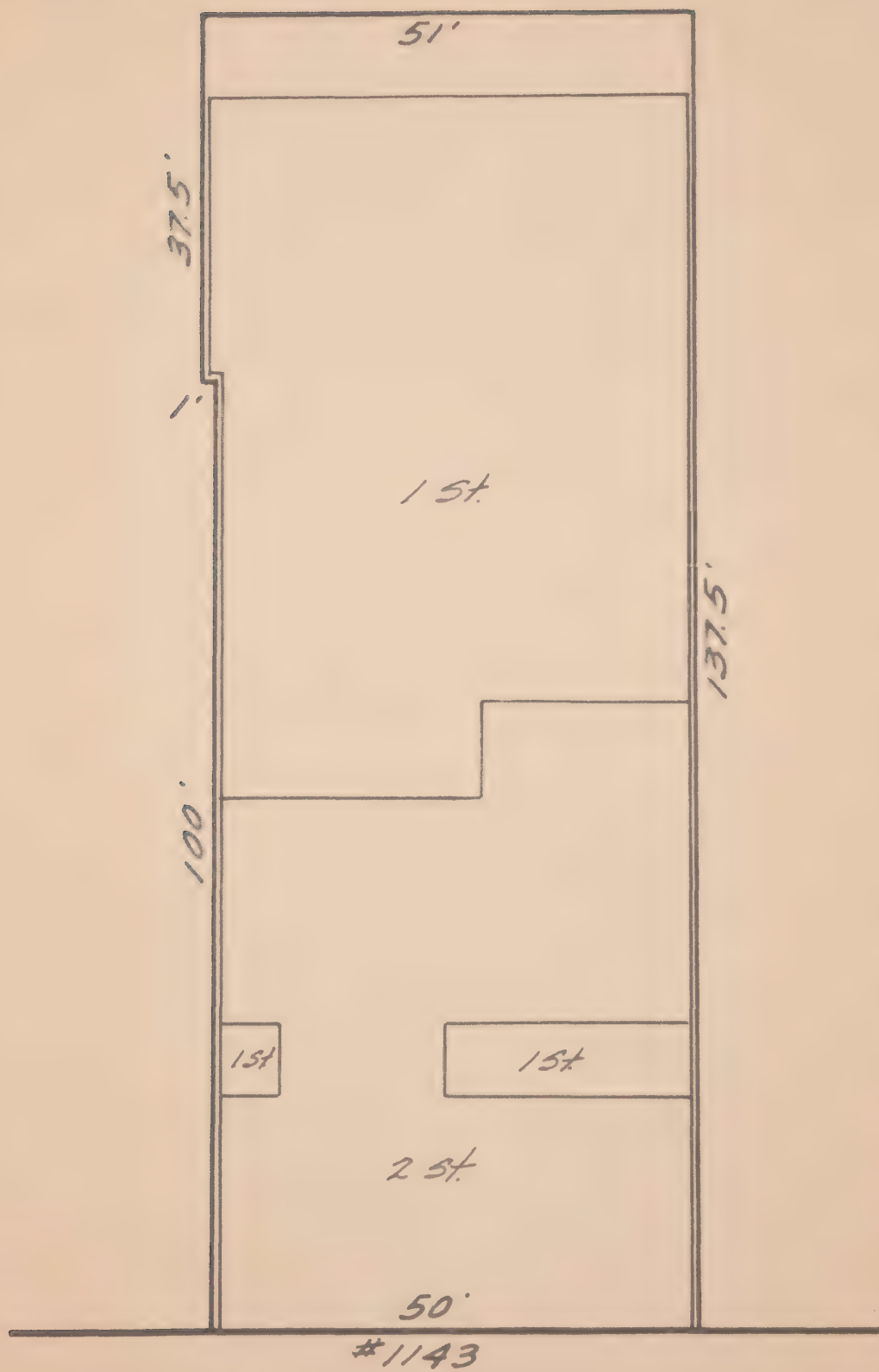
51,500

*A small portion of the store is rented
and the rest is vacant.

LAND
IMPROVEMENTS

\$ 34,000
16,000

MARKET VALUE OF PROPERTY \$ 50,000



MCALLISTER STREET



APPRaisal

68-5

OWNER: Israel Goldanski et ux
 PROPERTY ADDRESS: 1137-41 McAllister (27)
 1129-31 McAllister (28)
 OWNER'S ADDRESS: 831 Webster St.

PARCEL NO. 780-27,-28
 DATE ACQ: Various

IRS: -
 CONSID: N.S.

ZONING: C-2 PRESENT USE: Stores & apts. BEST USE: Same

ASSESSED VALUE: Land \$ 5,480.00
 Imps. 6,400.00
 \$ 11,880.00

TAXES: \$ 937.36

LAND: DIMENSION Irregular = 7,388 s.f.

IMPROVEMENTS: Condition See below Effective Age 65 ±
 (27) 3 st. fr. str. with a store & 5 apts., condition is fair.
 (28) 2 st. fr. str. with a store and apt. on the 1st flr. and a
 5 rm. flat on the 2nd flr. Condition is fair-to-good.

SUMMATION APPROACH:

Rounded to

Land 7,388 s.f. @ \$4.94+ \$ 36,500
 Improvements
 (27) 6,760 s.f. @ \$1.80 \$12,168
 (28) 3,280 s.f. @ 2.00 6,560
 18,728
 55,228

\$55,200

MARKET COMPARISON:

Sales Most Comparable 773-8; 773-15,-16
 7,388 s.f. @ \$ 7.30

\$ 53,932

53,900

INCOME APPROACH:

	Units	Actual	Fair	Total Monthly
(27)	1 store	100	\$	\$100
	2-3 rm.	65 ea.		130
	1-4 rm.	80		70
	2-4 rm.	70		70
(28)	1 store	Owner		100
	1-2 rm.	Owner		40
	1-5 rm.	80		80
				590 x 90

53,100

LAND \$ 36,500
 IMPROVEMENTS 17,500

MARKET VALUE OF PROPERTY \$ 54,000



APPRAISAL

68-4

OWNER: Morris Elkind
PROPERTY ADDRESS: 1121-25 McAllister

PARCEL NO. 780-29
DATE ACQ: 1950

OWNER'S ADDRESS: 1835 Turk

IRS: -

ZONING: C-2

PRESENT USE: Store & apts.

CONSID: Decree
BEST USE: Same

ASSESSED VALUE: Land \$ 2,970.00
Imps. 2,000.00
\$ 4,970.00

TAXES: \$ 413.00

LAND: DIMENSION 30 x 137.5 = 4,125

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 65 ±

2 st. fr. str. with ground level store. 2-5 rm. apts. on the 1st flr. and 2-3 rm. apts. on the 2nd flr. There are several stg. sheds at the rear of the property. 1 bath on ea. of 1st & 2nd flrs.

SUMMATION APPROACH:

Rounded to

Land	4,125 s.f. @ \$4.97±	\$ 20,500	
Improvements	4,790 s.f. @ 1.00	\$4,790	
Sheds	1,583 s.f.	500	
		5,290	
		<u>25,790</u>	\$25,800

MARKET COMPARISON:

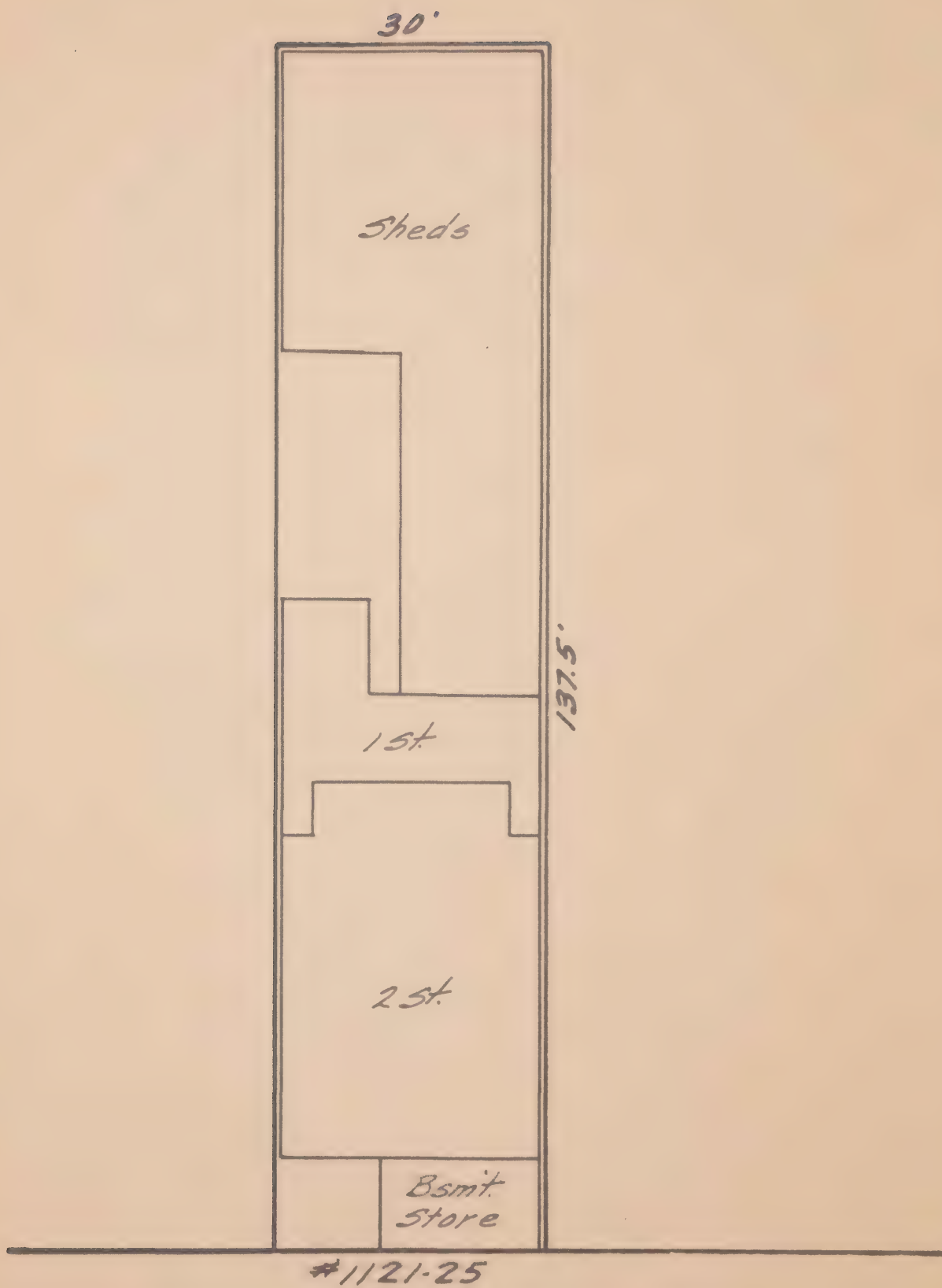
Sales Most Comparable 773-8; 779-8
4,125 s.f. @ \$ 6.30 \$ 25,988 26,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	150		150	
2-5 rms.	55 ea.	55	110	
2-3 rms.	55 ea.	55	110	
			<u>370</u> x 75 =	
			27,750	27,800

LAND \$ 20,500
IMPROVEMENTS 5,500

MARKET VALUE OF PROPERTY \$ 26,000



McALLISTER STREET



APPRAISAL

68-2

OWNER: Orven G. Halvorson
PROPERTY ADDRESS: 1109-13 McAllister

PARCEL NO. 780-31
DATE ACQ: 1-10-51

OWNER'S ADDRESS: 1113 McAllister

IRS: \$16.50
CONSID: N.S.
BEST USE: Same

ZONING: C-2 PRESENT USE: Apts.

• ASSESSED VALUE: Land \$ 2,020.00
Imps. 4,800.00
\$ 6,820.00

TAXES: \$ 566.74

LAND: DIMENSION 25 x 87.5 = 2,188 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70 ±

3 st. fr. str. with bsmt. stg. There are 2 apts. on ea. flr.
Appear to be converted from 3 flats. Recently renovated.

SUMMATION APPROACH:

Rounded to

Land	2,188 s.f. @ \$5.03±	\$ 11,000	
Improvements	5,450 s.f. @ 4.00	21,800	
		<u>32,800</u>	\$32,800

MARKET COMPARISON:

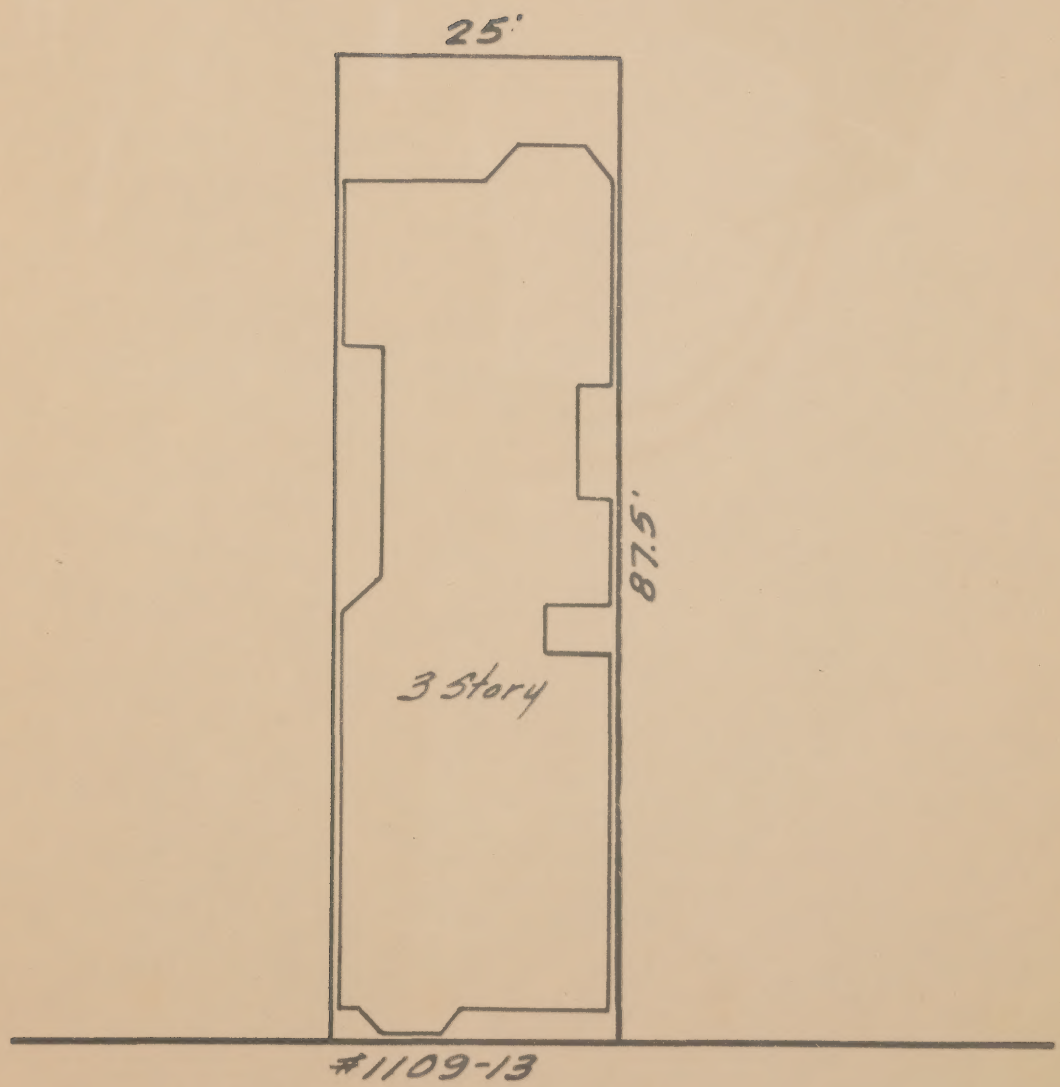
Sales Most Comparable 775-23, -24; 775-18; 775-14
2,188 s.f. @ \$ 15.00 \$ 32,820 32,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm.	77.50		65	
1-3 rm.	75		65	
1-3 rm.	80		70	
3-4 rm.	85 ea.	75 ea.	225	
			<u>425</u> x 80	34,000

LAND \$ 11,000
IMPROVEMENTS 22,000

MARKET VALUE OF PROPERTY \$ 33,000



M^cALLISTER STREET

GFH371
GFPA

WA - Appraisal Report A-2 v. 9

2/10

ACID-FREE - LIGNIN FREE
pH 8.0 - 10.0 PULP
Hollinger Metal Edge, Inc.
300-862-2222
2014

